



**PACIFIC ISLAND VIEW HOMEOWNERS
ASSOCIATION
BOARD OF DIRECTORS
MONTHLY MEETING**

17 MAY, 2011

1. Call to Order

Meeting called to order at 7:05pm.

In attendance were: Robert Taylor (President), Linda Peterson (Vice President), Brian Catanach (Secretary), Kathy Crater (Treasurer), Don Crater, Art Racklin and Beverly Fraser.

2. Approval of Past Meeting Minutes

The previous board minutes were submitted and hand corrections made. In the future, the Board may approve Meeting Minutes early, so that members will get them the following month instead of waiting for the next meeting for approval. This is a deviation from the CC&R.

3. Old Business

A proposal was submitted by Renato Santizo for the rework of the Garden Area, adjacent to the mail boxes. Robert would like to make sure that any work is contracted properly. Linda reviewed the CC&Rs and, in accordance with said documents, stated that we should obtain additional bids before moving forward. Beverly brought up that the landscaping in other areas is a bigger issue than the Garden Area. She had suggestions as to plants and work to be done. It was agreed to that an Architectural Committee would be formed to address the landscaping. Beverly would be part of this committee along with Art and any other HOA Members who would like to volunteer. Brian will send out an email to all Members asking if any would like to participate. *Email was sent on 1 June.*

Property Management Companies (PMC) are still under review. Linda is recommending AMS from references and previous business. Robert will call AMS and discuss their services with regards to our budget. The course of action would be to hire a company for a year for evaluation.

After reviewing the CC&Rs, Robert indicated that an annual audit is required. Robert will discuss further with Ed Ruckle. A PMC could potentially help with CC&R updates.

4. New business:

Exterior Painting: It was 2005 when the wood siding and trim were scraped and painted. We usually do this every five years, therefore the Board will start soliciting bids and addressing this

issue. Mike Patterson Painting was contracted last time. Brian will call them again and also contact the painters that live across the street on Poli. Linda will look into who painted her business. The Board likes the colors currently in use.

We had a long discussion on decking, stairs and railing. Don is using a composite material for the decking at his place, to try it out for wear. The Board is leaning towards using composite materials in more areas.

Art will talk with Renato about the mailbox stems that are rusting away, for options to repair/replace.

The slope between our property and the Hawaiian Garden needs grounds work. The Board will contact Ann Ruckle about getting our ground keepers to work on it.

5. Meeting Adjourned

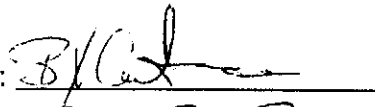
The Board meeting concluded at 8:20pm.

The next Board meeting will be held on Tuesday 14 June, at 7:00pm, at 1005 Poli St.

Respectfully submitted,

Brian K. Catanach
Secretary

Read/approved:



FOR ROBERT TAYLOR.