

**PACIFIC ISLAND VIEW HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 30, 2007**

The meeting commenced at 7.30 pm at 1009 Inspiration Way, Ventura. In attendance were Board members Susan Boynton and Linda Peterson. Also in attendance were Michelle Arnett, Don Crater, Beverly Fraser, and Ann Ruckle. The minutes of the last meeting were approved as read.

Maintenance Activities

In the absence of Tom Preece, Don advised on the status of ongoing maintenance.

- The contractor Nicodemus has submitted a bill for replacement of the decks. The total bill was \$17,280 presenting a \$950 difference over the original quote of \$16,330. Don advised that various issues had been identified during the painting which had required the need for additional maintenance and hence an increased bill over the original quote. For example, joist replacement between #993-#911, replacement of screen between #1013-#1015.
- Don advised that additional repairs still need to be completed (stucco replacement at #999) and hence an additional supplementary bill would be received from Nicodemus.
- A discussion occurred as to the stucco replacement at #999 the repair of which was likely due to water damage from a poorly-positioned water sprinkler. Michelle indicated that she would ask Tom to reposition the sprinkler head to avoid further damage.
- Linda commented that some areas of her property had holes/areas still requiring filling following the painting exercise. Don offered to investigate further.

The Board approved payment of the current bill from Nicodemus understanding that an additional payment will be forthcoming.

Don raised the subject of the maintenance schedule for 2008. It was stated that previous Board meeting minutes had described the general maintenance schedule. For new unit owners it was decided to include the schedule in the minutes for reference (painting siding every 5 years; decks/stairs/trim – every 2.5 years). The Board discussed activities which would require future maintenance planning:

- Railing: changed to composite to ensure longer term maintenance
- Painting: need to boost painting reserves to allow for future maintenance
- Steps/stringers: this would reflect a major amount of work since it would include new railings. The possibility of using the ECHO composite was discussed again.

The Board agreed to investigate other alternatives e.g. composite, concrete, steel frames etc. that would reflect a better longer term maintenance-free alternative. Michelle agreed to discuss with Tom, look into these alternatives and bring ideas to the Board for future discussion.

New Business/Budget/Finance

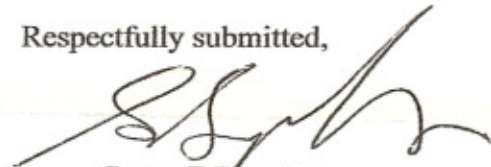
- Michelle raised a question as to the cost and value of the condominium Terminix termite contract, in particular concern was raised as to the poor service Michelle had recently received. Michelle proposed that the contract be cancelled. Beverly advised that the cost was not that significant [Post meeting note: \$2177.60 per year] and that she had positive experience of valued service which included assessment of all accessible areas (including

of all accessible areas (including loft) and a written report upon conclusion. Beverly commented that Unit owners should be continued to be encouraged to make use of the contract which allows for annual inspection of each property. Owners are recommended to ensure that they receive a proper check and a report is issued to the owner. Ann agreed to provide Susan with a copy of the contract. A copy of the termite plan would be placed on the PVHA web site and by means of the meeting minutes advise homeowners of its availability and the service to which they are entitled.

- At the request of the Board Don agreed to check the timer for the security lights to ensure they are adjusted this weekend with the change in the clock.

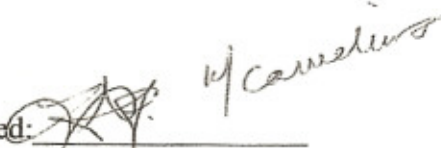
There being no further business, the meeting was adjourned at 9.15 pm. Due to unavailability of various Board members during November the next meeting was planned for December 11, 2007 to be held at 1009 Inspiration Way.

Respectfully submitted,



Susan E Boynton  
Director/Secretary

Read/approved: \_\_\_\_\_



A. J. Carvelino