

PACIFIC POINT HOMEOWNERS' ASSOCIATION

Board Of Directors' Meeting

March 16, 2009

Minutes

DRAFT

1. Call To Order

President Victor Carmichael called the meeting to order at 7:30 PM.

Board Members In Attendance

Victor Carmichael, David Hirzel and Paul Clegg were present.

Others in Attendance -

Dave Esty, representing The Manor Association.

2. Review Agenda and Annual Calendar

The Agenda was reviewed with no additions or revisions requested.

The 2009 Annual Calendar was reviewed with additions or corrections requested.

3. Presidents Report

President Victor Carmichael reported on the recent boiler repairs, ant treatment at the 5003 building, installation of chimney caps and storm collars at several building rooftops. Quotations for roof replacement at 5003 Palmetto will be discussed during the course of the meeting. No vehicle towings have been required over the last month, with one silver compact parked in a red zone being moved prior to being towed. A parked van with a suspected person living in the van has been moved. Periodic issues with a Jeep without license plates are being addressed.

4. Comcast Presentation

Randy Johnson with Comcast provided an overview of services provided by the existing bulk rate contract at Pacific Point. Existing channels provided are channels 2-82. After June, anything over channel 18 will require digital adaptor boxes, available through Comcast.

Two boxes per unit are available at no charge and \$1.99 for each box thereafter.

The additional channels include Turner Broadcasting, Hallmark and Lifetime Movies among others. A total of 82 channels will be available with an additional 10 channels with the free adaptor. Future upgrades to existing services will occur in April 14 with an automatic increase from six to twelve megabits of bandwidth with no additional cost. Double & triple play bulk packages are available at six and 12-month terms. Comcast will provide 30-day notice to Management for scheduling of distribution of the cable boxes.

Further upgrades to the standard service are available with an increase to 16 megabytes for an additional \$10 per month and 22 megabytes at an additional \$20 per month.

Questions pertaining to individual accounts were requested to be directed to Comcast at the toll free number provided of 1 800 COMCAST. The issue of the promotional package from Comcast netting out at a higher cost due to the existing bulk account was reviewed and found to be the result of the deep discounts provided under the bulk rate contract presently in place.

5. Homeowner Forum

5015-11 – Homeowner reported a leak over the front view window, facing the ocean. David Hirzel will arrange for inspection of the problem.

5011-13 – Owner inquired on the ban on use of charcoal grills. Discussion found the prohibition for use of charcoal grills pertains to new construction with the local jurisdiction not pursuing the issue at this point.

Trimming for view was again discussed, with Victor Carmichael reviewing efforts in the past to provide relief and recapping with the limited discretionary spending presently available being the issue dealt with.

5003-96 – Owner submitted request for reimbursement for wood flooring installed by a prior owner, following water intrusion of the structure. Investigation of the background and sealing materials used will be conducted to determine a response on this issue.

5. Treasurers Report

Paul Clegg reported the Association being \$2,800 over budget year to date, but otherwise on a good track. Plumbing expenses of \$2,500 of the annual \$3,000 allocated with the aggregate expenses reported as being good.

6. Old Business

- a. Parking – Discussion was heard of an older white car observed as leaking when moved. The vehicle owner reported repairs to be completed by her mechanic the following week. Many vehicles were noted as not displaying the placards issued to most owners. Guests leaving the clubhouse were reported as speeding on roadways. Speed bump installation was suggested on straightaway at the property entrance.
- b. Maintenance issues – Roofing proposal from Jack Wiecks was reviewed. The Board requested cost estimate of preliminary investigation and number of visits required for the reroofing of the 5003 building.

Shingle replacement quotations from Shaughnessey Roofing at cost of \$3,450 Izmerian Roofing at cost of \$5,000 and Bigham Taylor Roofing at \$2,053 were reviewed, with the Board approving quote of \$2,305 for Bigham Taylor.

Water intrusion repairs conducted over the month were reviewed. The majority of repairs have been completed with the project winding down. Problems reported at 5005-56 are being monitored. Water intrusion problems remaining at 5009-34 has Kirk Kloefer working with the homeowner. The water intrusion at 5009-22 was determined to be the result of a patio door improperly installed by Draeger Construction. A new item, being damage to flooring at 5003-93 was submitted in Open Forum, with the Board advising they would take the issue under advisement.

Landscaping – Victor reported positive response from owners on improvements resulting from Lasaga Landscaping services to date.

7. New Business

a. Managers Report

Correspondence issued over the month was reviewed. The Certified notice of fine for garage storage at #77 was returned unclaimed by the post office. The \$100 fine has been posted to the owners account.

Management confirmed the renewal of the UCB CD on 1-30-2009 for a 4 month term earning 1.41% APY with next renewal on 5-30-2009.

Garage door replacements and current condition were documented on a site map for future review.

Irrigation cutbacks to meet anticipated reduction in use were reviewed, with Lasaga Landscaping recommending reduction of irrigation to twice per week for 7 minutes for grass areas. Tree, shrubs and ground cover will be watered once per week, depending upon weather.

Bay Cities Boiler replaced the failed main boiler pump at 5003 building on February 12 with on hand stock unit. A replacement pump at approximate cost of \$1,200 has been reordered to provide on hand stock for future use.

Treatment for ants at foundation of 5003 building was approved at a cost of \$160. Interior treatment costs for owners desiring treatment within units was submitted by Crane, OK Pest Control and Coast side Termite. Interior treatment costs to be included in the next Newsletter.

Satellite Dish and Antennae Installation Policy was reviewed, with formal approval to be considered at the April meeting date.

A summary report of work orders issued for the period of January 1 through February 13, 2009 was provided for the Board review. David Hirzel requested the actual expenses incurred be included with the monthly reports to the Board.

b. Legislation Update – Berding Wiel Alerts and Davis Sterling Newsletters were submitted for review:

- 1 – Davis Sterling – 03-01-09– Watchdog/Architectural/Rules Committees
- 2 – Berding/Wiel – 02-26-09 – The Soft Storey Problem and EQ Safety
- 3 – Davis Sterling –03-08-09 – Using Volunteers
- 4 – Berding/Wiel – 03-12-09 – Maintenance Manuals
- 5 – Davis Sterling – 03-15-09 – Resignation Letters/Delinquent Directors/Term Limits

b. Annual Complex Wide clean up – cleanup day to be determined. Further discussion at the April meeting.

c. Publishing of Delinquent accounts – Issue was tabled for review in Executive Session.

8. Secretary's Report

The Draft Minutes of the February 16, 2009 meeting were tabled for review at the April Board meeting.

9. Unfinished Business – None.

10. Next Meeting and Adjournment - The meeting was adjourned at 10:00 PM. The next meeting will be held on April 20, 2009.

PACIFIC POINT HOMEOWNERS' ASSOCIATION

Executive Meeting

March 16, 2009

Minutes

DRAFT

1. Call To Order

President Victor Carmichael called the meeting to order at 10:05 PM.

Board Members In Attendance

Victor Carmichael, David Hirzel and Paul Clegg were present.

Others in Attendance -

Dave Esty, representing The Manor Association.

2. 5001-77 Bankruptcy

Notice of bankruptcy filing at 5001-77 was reviewed. Management will refer the filing to Attorney Kevin Frederick for action.

3. Delinquency review

Review of the updated delinquency listing was conducted. Management will begin collection actions with Attorney Kevin Frederick and close out remaining collection actions with United Collection Service.

4. 5003-96 – reimbursement request

Information submitted by owner suggests an inappropriate sealer was utilized for the materials installed. Management will draft language for consideration by the Board to respond to the issue.

5. Adjournment

Meeting was adjourned at 10:30 PM