

**MINUTES OF COMBINED ANNUAL MEETING OF MEMBERS AND  
ORGANIZATIONAL MEETING OF DIRECTORS OF  
PACIFIC PLACE CONDOMINIUMS OWNERS' ASSOCIATION**

**Thursday, December 4, 2014**

- I. **Roll call or check-in procedure:** Jenny Russell called the meeting to order at 232 E. Pacific Ave. Suite R at 5:49 pm, roll was taken and a quorum was present pursuant to section 3.13 of the Bylaws, as follows:
- Unit A, Don Rosenthal (by phone)
  - Unit B (not present)
  - Unit C, Su Baker
  - Unit D, Eric Whiteman (by phone)
  - Unit E, (not present)
  - Unit R, Eric Cummings
- Jenny also attended/participated in the meeting.
- II. **Proof of notice of meeting.** Notice was given electronically and by U.S. Mail. No objections were made to the sufficiency of notice.
- III. **Reading of Minutes of 2013 Annual Meeting.** The minutes were circulated just after the 2013 meeting and reviewed again at this meeting. Eric Cummings moved to approve the minutes, Eric Whiteman seconded, approval of the minutes passed unanimously.
- IV. **Treasurer and other reports.** Don gave a treasurer's report noting that there was over \$38,000 in reserves at this time last year, and we spent \$27,000 to replace the sidewalk in front of the building. He also had questions about the financial reports he had received. Su asked why the entire replacement was paid by a special assessment rather than using reserves. As a new homeowner, she felt that was not fair, since she did not get the benefit of the sidewalk in past years, but she had to pay for the entire replacement. There was discussion about keeping the reserves at a strong level. The Board decided to hold a board meeting the following week to discuss the special assessment and financials.
- V. **Election of director by owners/members.** The following slate of candidates were unanimously approved and elected to be **directors** by the owners:
- Don Rosenthal**
  - Eric Whiteman**
  - Eric Cummings**
  - Su Baker**

- VI. Appointment of officers by Board. The Board unanimously approved re-appointment of the following officers:

**Eric Whiteman, President**

**Don Rosenthal, Treasurer**

**Eric Cummings, Vice President/Secretary**

- VII. Eric Cummings moved to approve the minutes of the July 10, 2014, board meeting. Eric Whiteman seconded; and the motion passed unanimously. Eric Cummings moved to approve the minutes of the September 24, 2014, board meeting; Don seconded. The motion was approved unanimously with Eric Whiteman and Su abstaining because they were not at the meeting.

- VIII. Discussion and approval of the budget was deferred to the board meeting the following week.

- IX. Old Business:

The issue of placing “Danger” signs near the garage to warn of falling ice was discussed. Eric Cummings will work with Montrose sign to price a mock-up of a sign and then will circulate to the board.

- X. New Business:

Discussion of unit sizes and common expense allocations: Jenny said that Andrea Faust, who had added a loft to her unit, mentioned that Units C and D also had added lofts to their units. She felt that it was only fair if their units had to be replatted and pay a higher allocation of the common expenses, too. Jenny will review the recorded plat maps to verify that Units C and D did not originally have lofts. If that is the case, they will be replatted, too, and the common expense allocation updated. In addition, the increased allocation for Unit B will not go into effect until the replat is completed for Units C and D.

Discussion regarding bear-proofing trash area: The owners discussed Eric Cummings’ design and cost estimate for a metal enclosure for the trash area to prevent bears from entering. After discussion, a revision to the design was approved. Eric will obtain an estimate for the new design, and it is anticipated that the enclosure will be built before the spring. The owners also authorized replacing the polycarts.

Discussion regarding painting tops of deck walls. The owners discussed the need to repaint the green trim, the tops of deck walls, windowsills and rails and decided to look at the budget in the spring to determine whether to repaint in 2015 or to wait a little longer.

Discussion of new HOA rules. Jenny handed out a draft of new rules for the owners to review that are intended to comply with many changes and requirements in state law, particularly regarding collections. The owners will review and get any comments back to her within the next month. She will then finalize and get to the board for approval.

- XI. Other business:

Jenny noted that she will be stepping down as manager at the end of the year.  
The board is considering two replacement options.

XII. Adjourn. The meeting adjourned at 7:09 pm.

Approved \_\_\_\_\_, 2015.

ATTEST:

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Eric Cummings, Secretary

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