

PTCA BOARD ANNUAL ASSOCIATION

MEETING MINUTES

November 15, 2021

The annual meeting of the Pacific Tower Condominium Association was called to order at 6:43pm on November 15, 2021 by Vice President Gary Brackett. Board members present: Ray MacPherson, Will McNamee , Tom Sanford, Gary Brackett, and Glenda Anderson. Michelle Saulina is present from The Management Trust. The meeting was held via ZOOM.

Call to Order –Verification

Initially we did not have the required quorum so a 10 minute recess was called to encourage homeowners to attend. At 6:57pm Gary reconvened and 26.12% of owners were represented in person or by proxy.

Minutes of the 2020 Annual Meeting

The minutes from the November 16, 2020 Annual Meeting had been sent previously in the mail. Motion made, seconded, and approved to accept 2020 Annual Meeting minutes.

2021 Board of Director Review

Extensive roof repairs continued throughout the year. The roof still does not meet expectations and a consultant engineer was retained to provide an evaluation. We have not yet received the written report. Final payment will be made when repairs meet expectations.

Board is in the final stage of approving the DISH network rental agreement.

T-Mobile has indicated they are interested in renting space on the roof.

In 2021 the board completed a study on upgrading the security cameras and the purchase of new cameras was approved.

The board approved repairs to the trim of the detached garages and railing painting.

Parking lot resurfacing was started and will continue in 2022.

Elevators passed annual inspection.

2021 Financial Review

Reserve funds are at 54%

Past due accounts are minimal

Approved at Annual Meeting November 21, 2022

The 2022 budget was ratified automatically in accordance with state law as less than 51% of owners were present.

Community Association Manager's Report

No report was presented due to a recent staffing change.

Election of Inspectors of Election

None elected

Election of Board of Directors

One position open. No nominations received prior to meeting. Glenda Anderson self-nominated and was elected to a three-year term.

New Business

Fire inspection will be scheduled for January 2022. We must have 100% participation.

The December board meeting was cancelled.

The January board meeting moved to January 18, 2022 to accommodate holiday.

2021 IRS Resolution

Motion made, seconded and approved to roll over funds per IRS Regulation 70-604 into next year's operating funds and reserve.

Open Forum

Martha Hesser asked if PTCA is in compliance with Fair Housing regulations. Michelle replied that TMT advises the board on state regulations.

Keith asked if the building has ever had an air quality assessment. An assessment has not been completed. He also asked about additional security fencing and Ray responded that we have researched multiple options, many times, and any additional gates or fencing has to be recessed within the existing driveways and that is not possible. PTCA has in the past hired security guards at \$50 per hour and they were not helpful in stopping crime. We are upgrading the security camera system to help residents with filing police reports. Keith also asked if the board has reached out to the city about the property to the south of the building. Will has been in direct contact with the city council and has tried to reach the mayor. Gary reported that the BOD has written to the city council and indicated our concern.

Adjourned at 7:25pm.

Respectfully Submitted,

Glenda Anderson, Secretary