

Pacific Bluffs Corporation 2
Minutes of the Board of Directors Meeting
March 26, 2014

Members Present: John Peters, Brad Woods, Dale Griffin, George Anderson, Rita McCandless

Members Absent: Michael Puente, Butch Williams

Called to Order By: President, John Peters, at 6:31pm

Residents Present: Jack Ferguson, Debra Howell, Gregory Wright, Christine Taylor, Debbie Anderson

Resident Concerns

Gregory Wright requested that the sidewalk hedges in front of 4160 & 62 Genesee Ave. be allowed to grow taller to lessen the noise and light pollution from across the street. Debra Howell agreed. John will speak with our gardener to implement the foliage request. Bank contact regarding lighting brightness is up to individual homeowners.

Jack Ferguson was pleased with the abundance of candidates for the Corp I election. He wishes to encourage Corp 2 homeowners to attend board meetings and get involved in their community so more owners are aware of the tasks involved in running the HOA, and can responsibly share them.

Christine Taylor requested permission to begin work on her garage conversion before the board implements the new revisions to the Garage Conversion Form. Dale motioned to give her permission to begin construction, George seconded, motion passed.

Approval of February 26, 2014 Board Meeting Minutes: George motioned, Brad seconded, motion passed.

Treasurer's Report

Dale Griffin

As of February 28, 2014

Replacement Fund Account: \$277,574.19

Cash: \$273,186.61

George motioned for approval of the Treasurer's Report, Brad seconded, motion passed.

President's Report

John Peters

1. Driveway Sealing plans and implementation continue. It will be done in two phases again; on May 5th & 12th. Debbie Anderson is notifying residents and owners with the appropriate information.
2. John asked for feedback about implementing a ruling requiring Homeowners to call Affordable Drain (or a HOA designated plumber) for all drain problems. This will be the only way for a homeowner to be covered for a cleanout expense if the problem occurred in the HOA sewer lines. The board agreed. Our attorney will be contacted to draw up such a ruling.

3. A heartfelt "Thank You" goes to Donna Murphy from the Corp 2 Board for her excellent service as Secretary of the Board. Donna served on and off the board for the last 12 years. She guided the board through many difficult times. The board welcomes Rita McCandless to try to fill her shoes.

Dale motioned approval of the President's Report, George seconded, motion passed.

Landscape Report
None this month

John Peters, Brad Woods

Meeting Adjourned George motioned, Dale seconded and the meeting adjourned at 7:27pm.

These Minutes are subject to Change and Board Approval at the Next Board Meeting.

The next meeting will be on **Tuesday, April 22, 2014** at 7:00pm

Respectfully submitted,

Rita McCandless, Secretary