

Pacific Bluffs Corporation 2
Minutes of the Board of Directors Meeting
July 23, 2014

Members Present: John Peters, Dale Griffin, George Anderson, Butch Williams, Michael Puente
Rita McCandless

Residents Present: Debra Howell, Jack Ferguson, Tatyana Starr, Rita & Larry Loprete, Gregory Wright, Diane
Anderson, Mindy Anderson

Also present: HOA attorney David Kline

Called to Order by: President, John Peters, at 6:30pm, introductions were made all around

Resident Concerns

Rita & Larry brought estimates for asphalt work. Mindy asked that trees be removed before any garage flooring work be done. Jack Ferguson reported that the gardeners are starting work at 7:30am, rather than the approved 8:00am, and still using leaf blowers where they shouldn't. John volunteered to speak with them.

Jack offered to speak with our new mail person about parking in Guest Parking rather than the Fire Zone.

There was discussion regarding decision making done in Executive Session vs. open meeting. An owner voiced concern that her neighbors were harassing/persecuting her, and asked the Board to intervene. The lawyer said we may have to, and will check the statutes. John will talk to the neighbor. Martin Lynn is to check the same owner's roof to determine if her requested repair is her responsibility. **Approval of May 28, 2014 Board Meeting Minutes:** Butch motioned, Michael seconded, motion passed.

Treasurer's Report, As of May 28, 2014

Replacement Fund Account: \$245,076.45

Cash: \$288,710.28

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

President's Report

An Executive Session will be held by the Board after the meeting to further discuss garage floor repair on existing garages. The fire report for 4108 Genesee Ave. was \$165K total, \$125 for construction, some for security, and some for asbestos removal. A gas leak was reported by homeowner 5366 Mt. Alifan Dr., confirmed and repaired by Mike Simpson.

Dale motioned for approval of President's report, Michael seconded, motion passed.

Landscape Report

Board will speak with Treebeard (our landscaping co.) about starting mowing time and use of leaf blowers.

Meeting Adjourned at 7:05pm Dale motioned for adjournment, George seconded, motion passed.

Executive Session began at 7:05pm

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

The next meeting will be on **Wednesday, August 27, 2014** at 6:30pm in the Clubhouse.

Respectfully submitted

Rita McCandless