

PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
January 28, 2015

The meeting was called to order at 6:29PM by Corp President, John Peters

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

Members absent: Brad Woods

Residents present: Mike Cristofani, Bob Gehlbach, Gregory Wright

Minutes for the meeting of December 17, 2014 were approved. Griffin moved, Puente seconded.

Resident Concerns: It was brought to the Board's attention that an owner's dog is constantly barking when walked in front of the properties on Genesee Avenue late at night, disturbing residents' sleep. John will speak to the dog's owner, and request the dog not be walked in that area in the late evening.

Those present concurred that the bushes along Genesee Ave. and Mt. Alifan in the C2 area need trimming back for walking and driving safety. John will make that request to Treebeard.

Mike Cristofani asked if others are being bothered by the wee hours blowers and trash collection across the street. Those along Genesee concurred it is a problem. Mike reported that the lighting was being lowered/turned off in a timelier manner. The group of Genesee Ave. homeowners are gathering their complaints and will take appropriate action unto themselves separate from Pacific Bluffs Association.

Bob Gehlbach said a bush in front of his unit was cut too low and requested the bush be allowed to grow higher. Treebeard (our landscaping company) will be made aware of this request.

Treasurer's Report, As of December 31, 2014

Replacement Fund Account: \$298,467.89

Cash: \$296,517.89

Dale explained that due to the more timely HOA payments there is less revenue from late fees. Dale agreed to provide the Board with a copy of his water billing chart after adding what Rita had contributed. Williams motioned, Anderson seconded approval of Treasurer's Report.

President's Report: The City of San Diego Pipeline Rehab will not be occurring on C2 property. A notice will be given to homeowners when work on the surrounding streets will be done. The work will basically go unnoticed except for a large truck working on the surrounding streets.

John reported Jack Ferguson found that Pacific Bluffs homeowners' complaints of excessive noise is subject to the same restrictions as any other residence/business noise. Governing Docs noise limitations follow the City Ordinance guidelines, and are subject to both HOA and City fines. Rita will obtain from the city those regulations.

The Board expressed thanks to Debbie Anderson for staying on top of the Garbage Areas, keeping them clean and monitoring the Parking Areas.

Guest Parking Permits are obtained at the office during office hours. If you cannot pick up a pass at the office during those times, call Rita in the office (#858-278-5131) and she will help make convenient arrangements for pass pickup.

John reports that Paul Hicks continues to do repair around Pacific Bluffs, replacing rotting fences and shed wood. Griffin moved to approve President's Report, McCandless seconded.

Meeting adjourned at 7:30PM. Anderson motioned, Puente seconded

These minutes are subject to Change and Board Approval at the Next Board Meeting. The next meeting will be on **Wednesday, February 25, 2015** at 6:30pm in the Clubhouse.

Respectfully submitted,
Rita McCandless, Secretary