

**PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
February 26, 2015**

The meeting was called to order at 6:30PM by Corp President, John Peters

Members present: John Peters, Dale Griffin, Brad Woods, Rita McCandless, Michael Puente, George Anderson

Members absent: Butch Williams

Residents present: Mike Cristofani, Jack Ferguson

Minutes for the meeting of January 28, 2015 were approved. Griffin moved, Puente seconded.

Resident Concerns: Mike Cristofani reported that he was still working on getting US Bank to come into compliance on their lights. He is continuing to address the noise issues as well.

Treasurer's Report, As of January 31, 2015

Replacement Fund Account: \$ 304,030.89

Cash: \$ 309,878.96

Dale reported that for the first time in a while, the Budget is now \$2,580 in the plus. Woods motioned, Anderson seconded approval of Treasurer's Report.

President's Report:

A decision for the Annual Meeting in April to be either the second or third Wednesday will come up for vote next month.

The Board, again, expressed thanks to Debbie Anderson for staying on top of the Garbage Areas, keeping them clean and monitoring the Parking Areas. John explained that in addition to fence, gate and shed repairs, he will be having Paul Hicks work on further enlarging some trash areas, and putting doors on others.

John asked for a vote to approve the amount of \$1,200 to replace an exterior door for one of the Corp 2 owners. The vote to approve was unanimous.

The Noise Abatement/City Ordinance information presented to the Board was reviewed. Questions remain about what 'average decibels' means, and the documents were thought to be too technical for owners to understand. Majority of board members concurred that a simpler general note should be distributed, with a stronger note to offending parties at the time of the violation. The general note should explain that, per City Ordinance, there is no construction allowed on Sundays & Holidays. On Sundays, quiet time (no louder than light traffic) begins at 7PM. This general notice is to go out/be put online with the February minutes.

Paul Hicks continues to do termite work on Common area woodwork. A question of termite inspections not going through the approval process was brought up. The Board agreed it needs better control. No roof leaks have been reported from our last heavy rain. Griffin moved to approve President's Report, McCandless seconded.

Landscape Report: The offending bushes have been cut back. Feedback has been good, even to the point of suggesting they be cut them back a little harder in the near future. McCandless motioned, Griffin seconded approval of the Landscape Report.

Meeting adjourned at 7:10PM. 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, March 25th, 2015** at 6:30pm in the Clubhouse.

Respectfully submitted,

Rita McCandless,
Secretary