

**PACIFIC BLUFFS – CORP 2**  
**BOARD OF DIRECTORS MEETING**  
**January 27, 2016**

The meeting was called to order at 6:35PM by Corp President, John Peters

**Members present:** John Peters, Mike Cristofani, Rita McCandless, George Anderson, Butch Williams, Dale Griffin  
**Members absent:** Michael Puente (with approval)  
**Residents present:** Jack Ferguson, Bob Gehlbach, Greg Wright, Nikki Bradford

**Minutes for the meeting for December 2, 2015** were approved. Anderson moved, Williams seconded.

**Resident Concerns:**

- One homeowner expressed an opinion 'against' the proposed Enforcement Policy and Schedule of Fines. Both the Policy and Fine Schedule were sent to all Corp 2 homeowners for review in December. Corp 2 has 82 owned homes, therefore the owners of 81 of these homes agreed with the Policy and Fine Schedule.
- Attendees asked about our Reserve Fund percentages, and what the norms are. It was explained our HOA is currently 66 – 67% funded, that a realistic goal is 75 – 80%, and that 100% is unrealistic and unnecessary. It was explained that Corp 2's goal is to reach the 75-80% range.

**President's Report:**

- \$700 was spent to repair leaky roofs and do tile repair as a result of the last severe storm
- Two inferior exterior unit water shutoff valves have been replaced by the association
- The front door of 4132 Genesee Ave. has been replaced
- One of the Genesee Ave. sump pumps is going off on a regular basis. After a great deal of diagnostic effort, the source of the water is still under investigation by professional leak detection companies
- A homeowner requested a solar system installation on the roof. Our roofer, Martin Lynn, will be reviewing the request to provide the Board with his professional opinion of the contractor's method of installation

**Treasurer's Report:** As of October 31, 2015

Replacement Fund Account: \$ 356,376.23  
Cash: \$ 373,277.18

- Dale reported that he would like to see only 10-20K sitting in the checking account, with the balance transferred to the Reserve Fund where it can earn better interest. McCandless moved, Cristofani seconded. Unanimous vote of approval for Dale to do so.
- Dale requested approval to transfer IRS money. Anderson moved, McCandless seconded. Motion passed.

**Landscaping:**

- Tim Coffman, Jr. and crew ground down hazardous sidewalk bumps.
- It will cost \$500 - \$700 to replace brown grassy areas near 5362 with low growing junipers. Williams moved, Cristofani seconded. It was voted unanimously to fund this project.

**New Business:**

- The Board agreed that the new Fines process will be a nice clean tool to help the Board do its job to support the CC&R's. There was only one opinion against the proposal.
- The Board voted unanimously (those 6 members present) to implement this new process and schedule.

**Old Business:**

- The Architectural Request for a new furnace and air conditioning system was clarified with the contractor and approved by the Board. Cristofani moved, Williams seconded. Approval was unanimous.

**Meeting adjourned** at 7:46PM, at which time the Executive Session began. Anderson moved, Griffin seconded.

**These minutes are subject to Change and Board Approval at the Next Board Meeting.** The next meeting will be on **Wednesday, February 24, 2016** at 6:30pm in the Clubhouse.

Respectfully submitted,

Rita McCandless,  
Secretary