

PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
March 23, 2016

The meeting was called to order at 6:40PM by Corp President, John Peters

Members present: John Peters, Mike Cristofani, Rita McCandless, George Anderson, Michael Puente

Members absent: Butch Williams (with approval)

Residents present:

Minutes for the meeting for February 24, 2016 were approved by all. Cristofani moved, McCandless seconded.

Resident Concerns:

President's Report:

1. Ballots will be sent, however, since there are no new applicants to the Board of Directors it is anticipated that the standing Board will be reinstated at the April 27th Annual Meeting.
2. A resident had water intrusion this past winter during a storm. They are requesting the board to hire an engineer to determine how to avoid this problem in the future. The board will review and chose an engineer.

Treasurer's Report: As of February 29, 2016

Replacement Fund Account: \$ 363,741.31

Cash: \$ 388,094.74

Cristofani is still in transition with Dale Griffin (last treasurer who moved), but reports that our reserve is healthy at 79-80%. Cristofani will be looking into a more favorable return on, and better protection for, our accounts. The Board voted and approved adding Cristofani to the authorized check signers list. The Treasurer's Report was approved, McCandless moved, Anderson seconded.

Landscaping:

Anderson recommended that the four palm trees on Corp 2 common areas be skinned for appearance and safety. George will be getting bids for the job and voting is scheduled for our next meeting.

New Business:

1. It was suggested that a more formal meeting process be used, including motions and the voting results. Puente moved, Anderson seconded, all approved. Puente and McCandless volunteered to work on this.
2. A Thank You card and monetary gift for our retiring handyman, Paul Hicks, was unanimously approved by the Board. Puente moved, McCandless seconded. McCandless to process.
3. A formal, Corp II Scheduled Maintenance Manual was requested by Puente. This initiated discussion of near future projects: July-Aug roof work, improvements in structures repair and painting, etc.
4. A motion was made by Puente that any future wood painting (fences, gates, etc.) include a mandatory primer coat first, especially in areas near the ground. Anderson seconded, all approved.
5. Exploring the CC&R's for a consistent policy about Solar Panels on the roof was recommended. Anderson volunteered to do research on this due to increasing solar requests.

Old Business:

Due to increased incidents of transient activity, Puente repeated his request to form a committee to look into fencing along Balboa and Genesee pathways. A few Board members volunteered to help with research.

Meeting adjourned at 7:39PM. Puente moved, McCandless seconded. All approved.

These minutes are subject to Change and Board Approval at the Next Board Meeting. The next monthly meeting will be on **Wednesday, April 27, 2016, immediately following the Corp 2 Annual Meeting, beginning at 7pm** in the Clubhouse.

Respectfully submitted,

Rita McCandless,
Secretary