

PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
June 22, 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, Michael Puente, Robyn Halbridge

Members absent: Butch Williams (with approval)

Residents present: Bill and Joy Brychta

Minutes for the meeting held May 25, 2016 were approved. Anderson moved, Puente seconded.

Resident Concerns:

1. Bill and Joy told the board about a unit that is having nightly parties and creating disturbance for the neighborhood.
2. The Board will speak to the homeowner and make them aware that if this disturbance continues the Board will initiate legal disciplinary action against the homeowner.
3. Those in attendance were given the unit owner's phone number and asked to contact him, our security patrol and the police if problems continue.

President's Report:

1. A homeowner would like to keep a Storage Pod in the Guest Parking for approx. 2 weeks because of inside repair work due to a slab leak.
2. The board voted to allow for 2 weeks only, and the pod must fit into 1 parking space. Cristofani moved, McCandless seconded, unanimous aye vote.
3. A new front door is needed for 5399 Balboa Ave. for approx. \$1,000.00
4. The Board voted approval of new front door. Puente moved, Anderson seconded, unanimous aye vote.
5. Mike and John have narrowed the search for the company to complete a Reserve Study of Corp 2. They have narrowed it down to 2 companies and will make the decision in the next few weeks.
6. Puente moved, McCandless seconded approval of President's report.

Treasurer's Report: As of May 31, 2016

Replacement Fund Account: \$ 363,765.04

Cash: \$ 399,090.91

The CD at Banner bank is set for renewal. McCandless moved, Puente seconded approval of Treasurer's report.

Landscaping:

1. The creation of small gardens replacing grass areas seems to be working. These areas will have drought tolerant plants and use a drip system for irrigation.
2. A small Olive tree, a large Bird of Paradise, and a small branch will be removed by Atlas Tree Service for \$800. Corp 3 agreed to pay \$200 towards the tree removal that's on both Corporations' property line. Cristofani moved for approval, Puente seconded for the Landscaping report.

New Business:

1. 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.
2. There was discussion about implementing this tool for the noisy renters' problems.

Old Business: None at this meeting

Meeting adjourned at 7:46PM. Anderson moved, Halbridge seconded.

These minutes are subject to Change and Board Approval at the Next Board Meeting. The next meeting will be on **Wednesday, Jul7 27, 2016** at 6:30pm in the Clubhouse.

Respectfully submitted,

Rita McCandless,
Secretary

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