

PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
September 28, 2016

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

Residents present: Gregory Wright

Minutes for meetings held June 22nd & July 27th (Last 2 meetings) were approved. Butch moved, Mike seconded.

Resident Concerns:

1. Owner reported rodent problem in his and neighboring patios.
2. Please report any rodent sightings to the Office so control service can be notified.

Members present: Robyn Halbridge, Butch Williams, Mike Cristofani, Rita McCandless, George Anderson
John Peters, (Michael Puente excused)

Treasury Report:

1. Total Replacement Fund is \$363,749.85 and Total Cash is \$418,867.95.
2. We are on track for Reserve and Cash on Hand. The results are 'on Budget' for legal, pest control and maintenance expenses.
3. We're \$2K under budget for water, and \$800 in arrears for the escrow settlement for 4146 Genesee Ave. Treasurer's report approved, Rita moved, George seconded. All aye.

President's Report:

1. John threw out a question to the Board to get thoughts and consensus. He asked "Who is responsible for messy carports?" (owners/residents or HOA?). Historically, it's been the owners'/residents' responsibility.
2. Roof work will begin October 24 on Balboa Ave. Bldg. #11.
3. John asked the Board to take the next few weeks to ponder if we think the HOA Dues should be raised; and if so, by how much. Discussion concluded with the Board approving a hike, the amount TBD next meeting. George moved, Mike seconded, all approved.
4. Discussed the metal sewer pipes and leak detection. Mike Cristofani and John will investigate companies that do such lining of sewer pipes.
5. The Reserve Study start was postponed due to the need for some clarification by the contractor. The President's Report was approved; George moved, Robyn seconded. All aye.

Items up for discussion in future meetings:

1. Water meters per unit – check sub-meter companies and cost
2. Increasing HOA Fees
3. Instruct gardeners to treat white flies
4. Get 5 more 'pick up after your pet signs'

Old Business: None at this meeting

Meeting adjourned at 7:23PM. Rita moved, Butch seconded. All aye.

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

Respectfully submitted,

Rita McCandless,
Secretary