

**PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
October 26, 2016**

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

Members present: Mike Cristofani, Rita McCandless, George Anderson for part of meeting,
John Peters

Residents present: Nikki Bradford, Jack Ferguson

Approval of Minutes for September 2016. Postponed to next meeting

Resident Concerns:

1. Jack asked questions about our Reserve Study in process.
2. Nikki questioned the Western Exterminator spraying around each building. The main concern is what chemicals are being used in this spray.

Treasury Report

Reserve Fund \$363,756.38
Cash Balance \$434,000.56

President's Report:

1. Budget Report will be mailed to Homeowners November 22.
2. The Budget Report will included a Reserve Study Summery Report. This report was prepared by Sonnenberg & Company. The cost is \$1,100. This report is a requirement by the State of California.
3. The Board will have Western Exterminator give us the details on the chemicals being used for spraying around building. This spaying is for ants and other insects, not termites.
4. John contacted all Board members and received the vote to have Martin Lynn Roofing repair all tile roofs in the next few weeks. The cost will be \$2,500.
5. Building #11 major roofing job will be started as soon as the weather permits.

Landscaping:

Lawn areas where growth is difficult are being upgraded to low water use drip irrigation system and made into plant gardens.

Meeting adjourned at 7:23PM. Rita moved, Mike 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,

John Peters,
President

PLEASE NOTE:

On November 10th, homeowner Jack Ferguson passed. Jack was a resident of Pacific Bluffs since the complex was built. He was an extremely active participant in the care and growth of the Bluffs. His guidance for all the years directed decision making for Corp. 2 Board and Corp. 1 Board. He loved golfing and sailing. JoAnn, Jack's wife, is also a very active homeowner caring for our community. Our thoughts and prayers go to JoAnn and family. Jack is going to be deeply missed by all.