**Pacific Bluffs - Corp II**

**Board of Directors Meeting**

**February 22, 2017**

**Members present:** John Peters, Rita McCandless, Mike Cristofani, Robyn Halbridge. George Anderson

**Members absent:** Michael Puente & Butch Williams (with permission)

**Others in attendance:** Janeen Johnson, Gregory Wright, Nikki Bradford

The meeting was called to order at 6:31 by Corp II President John Peters

**Resident concerns:** A homeowner raised the issue of Guest Parking and current procedures regarding parking in general. The board discussed many different ideas with the homeowner. The Association has been trying for many years to create a better Guest Parking method. The door is always open for updating the Guest Parking procedures if an agreed upon better method is presented.

**Minutes for meetings of January 25, 2017 and February 22, 2017.** All Board members did not get a chance to review. They will be reviewed for March Meeting.

**Treasurer’s Report:**Reserve Fund Balance:  363,762.84

                                    Cash Balance:                           395,560.77

Sonnenberg & Co. conducted Reserve Study has been completed.  The report will be available at the office or by email if requested.

                         McCandless moved, Anderson seconded approval of Treasurer’s report.  All aye.

**President’s Report:**

1.    A rain water leak occurred in a common wall inside a unit from what appears to be an overwhelmed sump pump. A new method of removing roof water drainage is being discussed.

2.     April Board of Directors election inspector to be named.  A/R Peters to name.

Anderson moved, Cristofani seconded approval of President’s report.  All aye.

**Landscape Report:**

1.     Specific info regarding residential spraying and notification for both pest and weed control was presented.  Items of discussion included:

a.     Over-use of Roundup, still toxic if re-wet

b.     Lack of notification of spraying – what and when

d.    Necessity of doing common area landscape questioned

2.     Bradford suggested Integrated Pest Mgmt. procedures, suggested spray consenting homes only, and not common areas.  The Board did give permission for a homeowner to not have insecticide sprayed around unit in a past board meeting.

3.   The Board agreed to tell Treebeard our landscaping company not to use weed killer at Corp.2.

Anderson moved, Cristofani seconded.  All aye.

Halbridge moved, McCandless seconded approval of the Landscape Report.  All aye.

**New Business:** None discussed

**Old Business:** The subject of pathway security was continued.  Still waiting for analysis information.

**Adjournment:** At 7:50PM Cristofani moved, Halbridge seconded to adjourn the meeting.  Motion passed.

**These minutes are subject to Change and Board Approval at the Next Board Meeting.**  The next meeting will be on **Wednesday, March 22, 2017** at 6:30pm in the Clubhouse.

Respectfully submitted,

Rita McCandless, Secretary