

PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS ANNUAL MEETING
April 25, 2018

Present: John Peters, Rita McCandless, Mike Cristofani, George Anderson, Breanne Mode, Butch Williams

Absent: Robyn Halbridge

Homeowners: Greg Wright, Michael Puente, Donna Murphy.

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

Minutes: for the meeting of Annual Board April 26, 2017 were approved as received. Williams moved, Mode seconded.

Treasurer's Report:	Reserve Fund Bal. \$473,553.00
	Cash Bal. \$25,381.00

President's Report:

1) The voting quorum was not achieved at this annual meeting, therefore the board will remain the same for the next year. The officers are: President, John Peters, Vice-President, George Anderson, Secretary, Breanne Mode and Treasurer, Mike Cristofani.

Mode moved, Anderson seconded approval of President's report. Motion passed.

2) IRS ruling will remain the same for year 2019. (due to no quorum)

3) Many thanks to homeowner June Ferguson for her assistance in counting ballots.

Mode moved, Anderson seconded approval of President's report. Motion passed.

New Business:

- a) All homeowners must be aware that received shipping packages left by courier outside their units are extremely vulnerable to thieves.
- b) Please be conscious of your use of water. Our irrigation system is abiding by City and State requirements. We will be looking for means to further conserve our irrigation usage while maintaining our beautiful grounds landscaping. Car washing is prohibited at Pacific Bluffs.
- c) Pest control is a monthly maintenance issue in Corp 2. Please Do Not leave food on patios.
- d) Units with sump pumps need to be maintained by the owner. The association is not responsible for water intrusion in a unit due to a failure of a sump pump.
- e) Parking in any of the driveways is prohibited, except for loading and unloading.

Cristofoni motion to except Presidents Report, Williams seconds.

Rita McCandless presentation of Maintenance Matrix...The responsibilities of the Association and the homeowner for the building and property.

Gary Rice owner of our security company North Coast Patrol took questions about security.

Old Business: Mike Sommer Fencing has presented a bid for the association perimeter (Genesse and Balboa) fencing. There are many details that need to be reviewed and solved e.g. ... 1) Homeowners on Balboa and Genesse will need to be contacted and made aware of the fencing project. 2) determination of which open entrances that will be closed . 3) landscaping changes. 4) any legal issues.

Adjournment: At 7:50 PM Cristofani moved, Motion passed.

Respectfully submitted, Breanne Mode

