

PACIFIC BLUFFS CORPORATION II
MINUTES OF THE BOARD OF DIRECTORS MEETING
JUNE 26, 2013

BOARD MEMBERS PRESENT:	George Anderson, John Peters, Brad Woods; Dale Griffin, Donna Murphy, Michael Puente, Richard Williams
BOARD MEMBERS ABSENT:	
MEETING CALLED TO ORDER BY:	President John Peters at 6:35 pm
HOMEOWNERS PRESENT:	Bob Gelbach, Debra Howell, Nikki Bradford, Rita McCandless, Larry Loprete, Jack Ferguson

HOMEOWNER’S CONCERNS

Corp 1 revised CC&Rs/Bylaws. Homeowner (J. Ferguson) brought up concern over the new rule that Corp 2 homeowners who are on perimeter of Corp 1 are being told they are responsible for water intrusion in their units if it comes from Corp 1 property (i.e., pool leak, irrigation leaks, or other). This will create a potential liability to Corp 2 homeowners who are located on perimeter of Corp 1 property. (See section 5.1.1 of Corp 1 revised CC&Rs/Bylaws).

- John Peters will talk to our insurance company and get their advice.

Bob Gelbach submitted a letter to the Board with a complaint about the use of wheeled vehicles on the Corp 2 sidewalk adjacent to Corp 1 property where scooters, etc., are allowed.

- Homeowners present discussed the matter. Parents offered to watch their kid’s behavior and be sensitive to those that live in the area adjacent to Corp 1.

4142 Genesee: Front patio door has wood broken off. Needs to be repaired.

5362 Mount Alifan Drive: Fascia board needs to be repaired.

APPROVAL OF MINUTES OF THE BOARD MEETING ON MAY 22, 2013

George Anderson makes a motion to accept the meeting minutes of May 22, 2013; Brad Woods seconds. The motion passes.

TREASURER’S REPORT: DALE GRIFFIN

As of May 31, 2013

Replacement Fund Account: \$308,018.22

Cash: \$313,357.64

Need to look into conducting a replacement fund study. Have done by January 2014.

California Sterling Davis Act Governing Homeowners Associations. What is replacement fund percentage? Ours is 58%. After parking lot project 79.5% (if budgeted project more accurately).

Donna Murphy makes a motion to accept the Treasurer’s Report; Richard Williams seconds. The motion passes.

PRESIDENT’S REPORT:JOHN PETERS

State Farm Insurance will be renewed in August. Policy remains the same.

Rat infestation issues. We are now monitoring trash areas to keep rats under control (trashcan lids need to be on cans, etc.). Some trash areas are very dirty. Board will continue to do walk-throughs in the complex to identify problems, notify homeowners, and resolve to keep trash storage areas clean.

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JUNE 26, 2013 - CONTINUED

EDCO will provide garbage cans for no cost. New trashcans will be delivered in about 3 weeks. George Anderson and Brad Woods will manage this process with EDCO.

Richard Williams makes a motion to accept the President's Report; George Anderson seconds. The motion passes.

ELECTRICAL REPORT:

None.

LANDSCAPING REPORT:.....JOHN PETERS, BRAD WOODS

Hedge needs to be replaced 5328 Mt. Alifan Drive for estimated \$500 total cost. A couple of more hedge projects proposed at guest parking areas to be added. Will wait until October to move forward with this project.

George Anderson makes a motion to accept the Landscaping Report; Donna Murphy seconds. The motion passes.

OLD BUSINESS:JOHN PETERS

Bostick Company Inc. (Asphalt Paving Contractors) provided their quote for repaving of the carports, driveways, and parking areas comes to an approximate total of \$96,000.

Dale Griffin makes a motion to accept the Old Business Report; George Anderson seconds. The motion passes.

NEW BUSINESS:JOHN PETERS

4164 Genesee Unit front door needs to be replaced for approx. \$900. George Anderson makes a motion to accept the New Business Report; Michael Puente seconds. The motion passes.

MEETING ADJOURNED:

Brad Woods made a motion, seconded by Dale Griffin, and the meeting adjourned at 8:25 pm.

THESE MINUTES ARE SUBJECT TO CHANGE AND BOARD APPROVAL AT THE NEXT BOARD MEETING.

The next meeting will be on **WEDNESDAY, JULY 24, 2013 AT 6:30 PM.**

Respectfully submitted,

Donna Murphy, Secretary

Reminder to All Residents and Homeowners...

Please.... No Parking in the Driveways!
[this includes your guests and visitors]