

PACIFIC BLUFFS – CORP 2
Annual Meeting of Homeowners
April 24, 2019

Present: John Peters, Rita McCandless, Mike Cristofani, George Anderson, Butch Williams, Mark Logan

Absent: Breanne Mode

Homeowners: Greg Wright, Robyn Litwin

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

Minutes: for the meeting of Annual Board April 26, 2018 were approved as received. Anderson moved, Williams seconded.

Treasurer's Report: Reserve Fund Bal. \$506,049 Cash Bal. \$72,815

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 moved, Anderson seconded. Motion passed.

2) IRS ruling will remain the same for year 2019. (due to no quorum)
McCandless moved, Logan seconded

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.
- f) Sealing of Driveways will be completed in July 2019

Cristofani moved to except president report, Logan ..seconded.

Homeowner Concerns

Solar Systems for Corp. 2 needs direction. The Board and homeowners created a committee to investigate.

One idea is to install solar systems on the carport roofs.

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

Robyn Litwin
Respectfully submitted, Breanne Mode
Signed Robyn Litwin for Breanne Mode