

PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – September 22, 2021
6:30 PM
Meeting was held via conference call

Members Present: John Peters, Connie Reddy, George Anderson, Mark Logan, Robyn Litwin

Members Absent: Breanne Mode, Jeff Plourd,

The monthly meeting was called to order by Corp. II President, John Peters, at 6:32 PM.

Homeowners/Residents: None

Homeowners' Concerns:

Approval July 28, 2021 Board Meeting Minutes: George motioned, Mark seconded, motion passed.

Treasurer's Report as of August 31, 2021

Operating Cash Account	\$ 67,118
Reserve Fund Bank Account	\$ 143,443
Net Assets	\$ 202,036

Approval of the Treasurer's Report: Robyn motioned, George seconded, motion passed.

President's report:

1. Roofing
 - a. Roof leak was repaired at Genesee Ave for \$3200.
 - b. Resident at 4170 Genesee Ave wants to install solar.
HOA would need to replace the lower roof that is 25 years old prior to the solar installation. Owners must be aware that after solar installation they and future owners become fully responsible for repairs. Any solar panels must be removed at owner expense for re-roofing.
2. October meeting – to discuss raising monthly fees for 2022 due to Corp I fee increase and increased costs by our services.
3. Front door painting
 - a. John contacted prior hired corp. 2 painter (\$200.00 per door).
 - b. Security/screen Door – homeowners may paint security doors the same color as front door and can hire the same painter for \$200 per door (Double front doors are total of \$300).
4. 4140 Genesee Ave patio
 - a. The board did not, and does not, approve the front patio modifications. The homeowner did not submit an Architectural Change Form, and the style does not match the building architecture.
 - b. John will discuss with the homeowner. External modifications need to match architecture and wood style. John will follow up with a letter if necessary.
5. Old Business: None
6. New Business: None

President's Report accepted; motion made by Mark, seconded by Jeff, motion passed.

The meeting adjourned at 7:02 PM. The next meeting will be on October 27, 2021.

Robyn Litwin

Respectfully submitted, Robyn Litwin