

PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – October 27, 2021
6:30 PM

Members Present: John Peters, George Anderson, Jeff Plourd, Mark Logan, Robyn Litwin

Members Absent: Breanne Mode, Connie Reddy,

The monthly meeting was called to order by Corp. II President, John Peters, at 6:30 PM.

Homeowners/Residents: Carolyn Lee and Tyler Shippy from 4140 Genesee Ave, Flora from 5371 Balboa Ave.

Homeowners' Concerns: Owner of 4140 Genesee Ave patio. Will replace with board & batten. Will paint same as trim. Owners submitted ACF and picture renditions to board. Board request more detail on their plans. John will send Connie's submission as an example.

Approval September 22, 2021 Board Meeting Minutes: Jeff motioned, Mark seconded, motion passed.

Treasurer's Report: September 2021

Operating Cash Account	\$ 68,378
Reserve Fund Bank Account	\$ 143,443
Net Assets	\$ 206,268

Approval of the Treasurer's Report: Mark / Jeff

President's report:

1. Connie's submission
 - a. Approve stucco work
 - b. Wood fencing needs to match other patio / original style
2. Budget
 - a. Corp I raising fees \$18.00 for 2022
 - b. Treebeard is raising their rates
 - c. Water & cable are also increasing fees
 - d. Corp II will raise monthly HOA dues to \$440 to cover Corp I increase of \$30.00 and increase of \$10 for Corp II water & cable. Board gave preliminary but not final approval for the increase.
3. Old Business
4. New Business
 - a. Mt. Alifan Dr. gate does not have a lock. John will look into any requirements for USPS.

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

The meeting adjourned at 7:26 PM. The next meeting will be on December 1, 2021.

Robyn Litwin

Respectfully submitted, Robyn Litwin