

PACIFIC BLUFFS CORP 2
Annual Meeting of Homeowners
(This meeting was a phone conference)
Date of Meeting – April 28, 2021
6:30 PM
COVID VIRUS-19 RESTRICTIONS

Members Present: John Peters, Breanne Mode, Connie Reddy, Jeff Plourd, Mark Logan, Robyn Litwin

Members Absent: George Anderson,

Homeowners/Residents: Nikki Davis

The meeting was called to order by Corp. II President, John Peters, at 6:35 PM

Minutes for the meeting of the Annual Board April 29, 2020 were approved as received. Mode motioned, Logan seconded, the motion passed.

Nominations and Elections for Board Members John, Mark, Jeff, who will serve for two years.

All nominations on the ballot are already members on the present board, therefore voting was not necessary. The board will remain the same for the next year.

Officers: John Peters, President; George Anderson, Vice President; Breanne Mode, Treasurer; Robyn Litwin, Secretary

At Large: Mark Logan, Jeff Plourd, Connie Reddy

Litwin moved, Mode seconded, the motion passed.

Approval of the IRS Revenue Ruling 70-604

IRS ruling will remain the same for year 2021. The past voting on this ruling has always since its inception been approved by majority of our members. Peters moved, Logan seconded, the motion passed.

Treasurer's Report

Operating Cash Account	\$ 69,158
Reserve Fund Bank Account	\$ 317,811
Net Assets	\$ 378,438

Treasury report motioned to be accepted by Plourd, seconded by Logan, the motion passed.

Old Business

The board of directors function as your "all-volunteer property management".

New Business

1. All homeowners must be aware that received shipping packages left by courier outside their units are extremely vulnerable to thieves.
2. 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.
3. Pest control is a monthly maintenance issue in Corp 2. Please Do Not leave food on patios.
4. Units with sump pumps need to be maintained by the owner. The association is not responsible for water intrusion in a unit due to failure of a sump pump.
5. Parking in any of the fire lane driveways is prohibited, except for loading and unloading.

Homeowners' Concerns: None

Adjournment: At 6:40 PM Plourd moved; Litwin seconded. Motion passed.

Robyn Litwin

Respectfully submitted, Robyn Litwin