

PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – March 23, 2022
6:30 PM

Members Present: George Anderson, John Peters, Rita McCandless, Robyn Litwin

Members Absent: Connie Reddy, Jeff Plourd, Mark Logan,

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

Homeowners/Residents: Gregory Wright, Mike Puente

Homeowners' Concerns: Mike Puente expressed two concerns

- (1) The reserve study indicates reserves are low (27% funded). John stated, we are lower this year because of the expenses last year repairing and painting all buildings. In next year we will be increasing the reserve back to our normal level. Presently, the board feels there is no need to have an assessment or raising of fees.
- (2) There are carports with non-operational vehicles or being used for long-term storage. John will contact homeowners.

Approval February 23, 2022, Board Meeting Minutes: Rita motioned, George seconded, motion passed.

Treasurer's Report: December 31, 2021

Operating Cash Account	\$ 56,661	
Reserve Fund Bank Account	\$ 173,752	
Net Assets		\$ 221,371

Approval of the Treasurer's Report: George seconded by Robyn; motion passed.

President's report:

1. Landscaping
 - a. There is a need for a new gardening/landscaping shed. Martin (our gardener) can disassemble the old shed and remove. Various new sheds models are being considered.
2. President will follow up on delinquent dues.
3. Robyn motioned that Rita McCandless join board and take the position of Treasurer in place of Breanne Mode. The board is deeply grateful for the work Breanne did for our association. George seconded; motion passed
4. Mt Alifan Dr. gate lock is being installed. USPS wants a "Key Keeper" for the gate lock. John will purchase a Key Keeper and work with the post office for setup.
5. Patio drainage is an issue for some residents. The board will address individually as each issue is unique.
6. Corp I \$300 assessment due by April 18, 2022.
7. Corp II will charge \$200 for security door painting to respective homeowners.
8. Connie resigned from the board effective April 2022. The board is deeply grateful for the guidance Connie gave to our association. Homeowner Carla Miller will be filling the open position.
9. John and Rita attended the Corp I March meeting and will receive the Corp I financial report and budget each month.
10. Old Business
 - a. The previous crow deaths found on Corp 2 property have been properly tested were not from disease.
11. New Business

President's Report accepted; motion made by George seconded by Robyn; motion passed.

The meeting adjourned at 7:09 PM. The next meeting will be April 27, 2022.

Robyn Litwin

Respectfully submitted, Robyn Litwin