

PACIFIC BLUFFS CORP 2  
Agenda of The Board of Directors Meeting  
Date of Meeting – March 29, 2023  
6:30 PM

**Members Present:** George Anderson, Jeff Plourd, John Peters, Robyn Halbridge

**Members Absent:** Mark Logan, Rita McCandless, Robyn Litwin

The monthly meeting was called to order by Corp. II President, John Peters.

**Homeowners/Residents:** None

**Homeowners' Concerns:** None

**Approval February 22, 2023, Board Meeting Minutes:**

<b>Treasurer's Report:</b>	<b>February 31, 2023</b>
Operating Cash Account	\$ 28,238
Reserve Fund Bank Account	\$ 250,300
Net Assets	\$ 255,300

**Approval of the Treasurer's Report:**

Pending final report

**President's report:**

1. The board voted to change our Banking System to CIT.
  - a. This new system will give more control to the homeowner when paying their monthly fees.
  - b. J. Peters will update the absent members with our accountant Mike Christofani's discussion with the Rep from CIT.
2. The board voted to approve a new lower roof at 4140 Genesse Ave. by Martin Lynn our roofer for a cost of \$4,600.
3. The board voted and approved two requests for solar installation on carport and lower roof at 4140 Genesse Ave. and at 5374 Mt. Alifan Dr.
4. J. Peters updated the board on winter rain repairs.
  - a. We had almost \$20,000 expenses from reserves.
  - b. Major repairs at end units 5328 Mt. Alifan Dr. and 5374 Mt. Alifan Dr. totaling almost \$18,000.
  - c. The other \$2000 covered various other unit leaks.
5. A question was raised at the meeting about raising monthly fees for Tri- Level units. (End units have a lower room. On occasion these lower rooms leak rainwater, mainly due to heavy winter rain and have added extra costs for the association. The HOA is responsible for the unit structure.)
  - a. The board at this meeting voted to have J. Peters check with our attorney whether the Governing Documents would allow us to raise the fee on these tri-level units.
6. The Treasury Report will be sent to all board members.

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

The meeting adjourned. The next meeting will be April 26, 2023.

*Robyn Litwin*

Respectfully submitted, Robyn Litwin