

PACIFIC BLUFFS CORP 2  
Agenda of The Board of Directors Meeting  
Date of Meeting – September 27, 2023  
6:30 PM

**Members Present:** George Anderson, Jeff Plourd, John Peters, Mark Logan, Rita McCandless, Robyn Halbridge, Robyn Litwin

**Members Absent:** None

The monthly meeting was called to order by Corp. II Secretary at 6:32 PM.

**Homeowners/Residents:** Greg Wright, Janeen Johnson

**Homeowners' Concerns:**

- Greg Wright's has wood repair and painting needed. Greg will send pictures.

**Approval July 23, 2023, Board Meeting Minutes:** Mark motioned, George seconded, motion passed.

**Treasurer's Report:** **August 31, 2023**

Operating Cash Account	\$ 26,818
Reserve Fund Bank Account	\$ 250,280
Net Assets	\$ 255,744

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

Robyn L motioned, Jeff seconded, motion passed.

**President's report:**

1. General Pacific Bluffs
  - a. A Balboa Ave unit, when installing new windows and sliding patio door noticed termite damage. James Riggan contractor will perform repair work.
  - b. The 2024 Budget is in the works and may include an increase in monthly fees.
  - c. Mike Puente has volunteered to call residents to check operation of their sump pumps as we approach winter.
  - d. The HOA is required by the California state to have all balconies inspected. The inspection is scheduled for October 26. The Inspector will complete the state report.
  - e. Asphalt repairs are complete, but sealing is pending.
  - f. Debbie Anderson is our parking monitor checking guest parking for permits.
  - g. The Board will send out flyer to residents cautioning about recent crime activity in the Bluffs.
  - h. The board moved savings account to Money Market account for better interest rate.
  - i. All buildings roofs will be inspected, and any necessary repairs will be completed before winter.
  - j. President signed for new reserve study.
2. Landscaping
  - a. Robyn H, Robyn L, Rita volunteered for the plant selection committee.
3. Old Business
4. New Business
  - a. Dog barking complaint issue is resolved.

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

The meeting adjourned 7:05 PM. The next meeting will be October 25, 2023.

*Robyn Litwin*

Respectfully submitted, Robyn Litwin