

PACIFIC BLUFFS CORP 2  
Agenda of The Board of Directors Meeting  
Date of Meeting – March 26, 2025  
6:30 PM

**Members Present:** George Anderson, Eric Polonsky, Rita McCandless, Michael Puente

**Members Absent:** John Peters, Andrew Erickson, Jeff Plourd,

The monthly meeting was called to order by Corp. II Secretary at 6:30 PM.

**Homeowners/Residents:** Harlan Locke

**Homeowners' Concerns:** Harlan expresses concerns about heavy equipment driving through Pacific Bluffs.

**Approval February 26, 2025, Board Meeting Minutes:** Eric motioned, Rita seconded, motion passed.

<b>Treasurer's Report:</b>	<b>February 28, 2025</b>
Operating Cash Account	\$ 67,888
Reserve Fund Bank Account	\$ 202,461
<b>Total Cash</b>	<b>\$ 270,349</b>
Net Receivables	\$ 2,110
Deferred Spectrum Rebate	\$ (9,293)
Accrued Expenses	\$ (53,603)
<b>Net Assets</b>	<b>\$ 207,927</b>

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

George motioned to approve. Eric seconded. Motion passed.

**President's report:**

- 1) The Annual Membership mailing will be sent the beginning of April for the meeting April 26.
- 2) The winter rainstorms caused a few minor leaks from the intense rain and strong winds. Martin Lynn our roofer inspected and repaired with sealing.
- 3) A unit on Balboa has had intense water overflow into their patio area from rainwater ponding on building roof. I have discussed this problem at past board meetings. Urbach Roofing was called to install drains to alleviate this problem.
- 4) The focus of tonight's meeting is security. We recently have had above normal activity of trespassers including patio entering and attempts to steal. Yesterday I texted to all, new videos of stealing activity. Tonight, the board will vote to create a Security Committee. Board member Andrew Erickson has volunteered to head this committee. He has already gathered ideas and information that Mike will read after this president report. He will be central security contact and will be reporting at each future meeting. Also please discuss the email I sent about the Genesse Gate in front of unit 4164 for possible temporary locking of use.

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

Rita motioned to approve. George seconded. Motion passed.

**Board member's concerns:**

**Trespassing and Thefts**

Michael read a statement from BOD member Andrew Erickson proposing the creation of a Security Committee. Andrew expressed concerns about trespassing and thefts at Pacific Bluffs. See attached statement from Andrew. BOD member George Anderson relayed a previous experience trying to use the legal system to stop someone from trespassing. Harlan relayed his experiences with trespassers at Pacific Bluffs. Harlan Locke and Eric Ruiz volunteered to serve on the security committee. Eric Ruiz proposed temporarily locking the gate at 4168 Genesee Ave.

**Approval to form a Security Committee:**

George made a motion to form a security committee. Eric seconded. Motion passed.

**Finances, Replacement Fund, and Funding Levels:**

Michael expressed concern about Pacific Bluffs finances, the replacement fund and funding levels. Michael proposed formation of a finance committee.

**Approval to form a Finance Committee:**

Michael made a motion to form a Finance Committee. George seconded. Motion passed..

Rita made a motion to adjourn. George seconded. Motion passed.  
The meeting adjourned 7:30 PM. The next meeting will be March 26, 2025.

Respectfully submitted, Michael Puente

**From Eric Erickson**

Security Committee Report  
March 26, 2025  
Pacific Bluffs Corp 2

Hi everyone, I am on a work trip and unfortunately cannot make tonight’s meeting. I would like to provide an update tonight on this topic and then plan to do so monthly, moving forward. The creation of this Committee is to increase the safety and security within Pacific Bluffs. Recently, there has been an increase in trespassing and theft. I believe this group, with the support of the residents, can improve our current situation.

After speaking with Angela and SDPD, there are a few things we can do immediately and consider in the future:

- Send out a mailer to residents educating them on the problem and potential solutions. Some of those solutions include: calling the SDPD non-emergency number, using the City of San Diego Get It Done app to report issues, locking cars, and reporting issues.
- Greater presence on NextDoor social network app.
- Restraining order filed on behalf of HOA on repeat offenders.
- More signage alerting of public property.
- HOA funded cameras (may be problematic but just an idea).

We can talk more about next steps during upcoming meetings. Please email me with further questions in the meantime.

Best,

Andrew Erickson