

MEETING AT CLUBHOUSE

PACIFIC BLUFFS CORP 2

Agenda of The Board of Directors Meeting

Date of Meeting- January 28, 2026

6:30pm

1. Call to order by the President
2. Homeowners Concerns_
 3. Acceptance of minutes for **December 3, 2025** meeting.
 4. Treasurer's Report
 5. President's Report
New Business
 - a) The board via email voting, unanimously voted to hire the Secret Ballot company as our election inspector for the Corp 2 HOA Annual Membership Board Election meeting April 22, 2026.
We will at our meeting tonight now vote to reaffirm our email voting.
 - b) John's talk with Homeowners at the meeting
 - c) 5328 Mt. Alifan Dr. and 4160 Genesse Ave. had rain leaks from winter storms.
Martin Lynn Roofing completed the repair work.
 - d) 5393 Balboa Ave. had rainwater accumulation on roof overflow to the front of the unit. This caused water damage inside the unit. Urbach roofing installed a drain on roof to alleviate the problem. They also installed 2 drains at 5399 recommended by Martin Lynn and Urbach Roofing. Premier Property Enhancement waterproofed the outside of the building.
 - e) Tiles on the front facades of units 5368 and 5336 Mt. Alifan Dr. fell onto the front of the units sidewalks. Martin Lynn Roofing inspected and secured all such façade tiles at building 7 and 5 above where a person might be situated below.
 - f) 5356 Mt. Alifan Dr. had a pipe leak in the ground by the water intake valve. Paw Plumbing repaired the pipe leak and Premier Property Enhancement sealed the work with concrete on the rear patio.
 6. Security Committee Report
 7. Finance Committee Report
 - a) Rita Assessment Presentation
 - b) Michael Assessment Presentation
- Adjournment – Next meeting February 25, 2026

