

PACIFIC BLUFFS CORP 2
Board of Directors Meeting
Date of Meeting – March 25, 2026
6:30 PM

Members Present: George Anderson, Jeff Plourd, Andrew Erickson, Eric Polonsky, John Peters.

Members Absent: Michael Puente, Rita McCandless

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

Homeowners/Residents Present: Bill & Joy Brychta, Shanti Rao, Janine Johnson.

Homeowners' Concerns: Janine Johnson stated she has issues with water intrusion.

Approval of the February 2026 Meeting Minutes: George motioned to accept the previous meeting minutes. Eric seconded. Motion passed unanimously.

Treasurer's Report presented by John Peters:

Treasurer's Report:	02/28/ 2026
Operating Cash Account	\$ 55,645
Reserve Fund Bank Account	\$ 110,898
Total Cash	\$ 166,544
Net Receivables	\$ (3,123)
Deferred Spectrum Rebate	\$ (6,013)
Accrued Expenses	\$ (36,840)
Net Assets	\$ 120,567

Replacement Fund Balance

As of this time, there is a total replacement fund received of \$110, 898.

Year-to-date replacement fund expenditures have been \$11K, primarily related to costs for \$3K for water intrusion and \$8K for roofing costs.

Dues and collections

Accounts Receivable	\$5,012
Prepaid Assessments	(\$8,135)
Net Receivables	(\$3,123)

There are 4 owners that are 1 month behind and 1 owner that is 2 months behind, accruing late fees. The remaining receivables are related to 3 owners who did not pay the annual increase in January. Collection efforts are being made.

Operational Results

YTD Net Surplus (Deficit) Actual: \$9,688 Budget: \$2965 Surplus: \$6,703

Overall operating results are \$7K favorable, with the following individual variances of note:

1. Water - \$5k - Budgeted for higher rate increase, but usage was lower than anticipated
2. Pest Treatments - \$2K - No termite treatments required in January, making YTD costs less than budget.

Unfavorable:

All other YTD variances are immaterial in scope and nature.

Approval of the Treasurer's Report: George made a motion to accept the Treasurer's report. Eric seconded. Motion passed unanimously.

President's Report:

The board signed a Resolution for Jeff Plourd to be a check signer until July 1, 2026. This will help the transition of the new board in April 2026.

Maintenance Report

John discussed Nikki Davis has met with the new maintenance committee. He has given them suggestions and they are to do a walk around the property to look for needed work on Friday April 10th.

John Peters presents current jobs needing approval.

1. Replace fencing at 5391 Balboa Ave. for \$1954. Reliable company with great reviews.
2. Patio and stucco flooding issue to be fixed. \$1200 at 5348 Mt. Alifan Dr.
3. Janeen Johnson water/wall/stucco issue \$6700 (need bids from other contractors)

Approval to pay for all repairs discussed: Motion made by Eric. Seconded by Andrew. Motion passed unanimously.

Balcony updates

John presented the new California law requiring that all balconies must be brought up to code. We had PKE Architectural Consulting inspect 14 Balconies at Pacific Bluffs. There are 2 balconies that currently need immediate repairs. John has researched companies to handle this issue. The company to do the work at 5377 Balboa Ave. is Pro Tec Building Services. Pro Tec will also inspect soon all 12 remaining balconies that are required by the state to be reinspected this time.

The repairs will include new railing on one balcony and new flooring/wall on another one. The cost for 5377 will be approximately \$3771. 4162 Genesse bids are being studied.

Approval to have the inspection and repairs of said balconies: Motion made by Eric. Seconded by George. Motion passed unanimously.

Landscaping Report

John discussed that Nikki Davis has met with the new landscaping committee. They will meet with Treebeard on April 10th to discuss where we are at and what needs to be done. Joy Brychta is meeting with Rita McCandless to take over the xeriscape project.

John stated the large pine tree on the Balboa side of 5387 Balboa. **The homeowner** said that roots are raising her stoop foundation. It is also impeding on the side of the home. The committee will meet with Save a Tree to see if we can save this tree or if we need to cut it down. It is a safety concern at this time.

Roofs

Building #4 that faces Mt. Alifan Dr. is in need of new roof.. John has gathered bids and has not at this time chosen the company to do the work.

Special Assessment

Michael Puente has been given approval by the board to meet with our attorney, to compose a letter/ballot to the residents regarding the special assessment. Motion by the board approving Michael Puente by George and second by John.

We need 42 residents to vote in order to pass the special assessment. Members and homeowners present discussed ways to help ensure we get the votes needed. Knocking on doors, inviting for another meeting with snacks, splitting up addresses and each of us take a group and continue to remind them to vote. More to come.

Security at PB

Andrew reminded the board and homeowners it is our responsibility to report any and all suspicious behaviors around our community. You can call the non-emergent San Diego police to place a report as well as our private

security company. The more we report the more they will keep an eye on our community. We are a private property community. Any and all trespassers or homeless encampments must be reported.

Adjourn meeting

Motion to adjourn the March Corp 2 meeting by Eric and seconded by Andrew. Motion passes unanimously.

Next Meeting: April 22, 2026 at 6:30pm

Motion to Adjourn: Andrew motioned to adjourn. Eric seconded. Motion passed unanimously.

Next Board Meeting Wednesday March 25, 2026