

PACIFIC BLUFFS CORP 2
Board of Directors Meeting Annual Meeting
Date of Meeting – April 22, 2026
6:30 PM

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

Members Absent: None

The meeting was called to order by Corp. II John Peters at 6:35 PM.

Homeowners/Residents Present: Bill & Joy Brychta, Shanti Rao, Janine Johnson, John & Cathi Ciardi, Casey Rodriquez, Meschelle & Tim Eagerton, Harlon Locke, Olga & Larry Humphrey, Greg Triger, Karen Woods, Steven Frigo, Darla Mckee

Homeowners' Concerns: none

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

Treasurer's Report :

Operating Funds 61,082\$

Reserve Funds 116,666\$

Total Cash \$177,749

Net Receivables (\$4,813)

Deferred Spectrum Rebate (5,740)\$

Accrued Expenses (35,444)\$

Net Assets \$131,752

Rollover Funds (IRS Rule): A motion was made by George Anderson to approve IRS Resolution 70-604... Eric Polonsky seconded. The motion passed unanimously.

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

President's Report:

- a) tree work at 5334 (trimming) and 5354 (cut bird of paradise stems).. \$900
- b) Drains installed for building #10.. \$3,200
- c) Banner Bank CD matures on May 7, Rita McCandless a signer on the CD, will pick up the check and bring to office. Michael Puente will deposit check into our US Bank savings account.
- d) John Peters submits a letter of resignation from the board immediately.
- e) Rita McCandless submitted a letter of Board resignation on April 13.
- f) George Anderson submitted a letter of immediate resignation tonight.

Approval of the President's Report:

Motion to accept the President's Report: George Anderson motioned to accept the President's report. Eric Polonsky seconded. Motion passes unanimously.

Security Committee Report Presented by Andrew Ericson:

- a) Andrew Erickson reported unauthorized trespassing in which SDPD responded immediately. No damage or injury occurred.
- b) John Peters mentioned he has authorized a fence placed west side of front property at 5387 Balboa. Post Office now has keys to front gates.

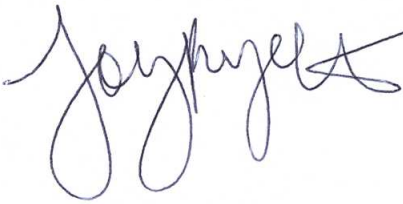
- c) Andrew Erickson reminded the board it is our responsibly to report any and all suspicious behaviors around our community. You can call the non-emergent San Diego police to place a report for suspicious behaviors around our community. You can also call our security company North Coast Patrol from 7 pm. to 5 am. at (#760-940-2776). The more we report the more the police keep an eye on our community. Pacific Bluffs Corp 2 has an agreement with the police to arrest on our private property.

Approval of the Security Committee Report: Mike Puente made a motion to approve the Security Committee report. Jeff Plourd seconded. Motion passed unanimously.

Elections: As the number of qualified candidates did not exceed the number of open positions, the board, in accordance with Civil Code §5103 and the association's bylaws, declared the following candidates elected by acclamation: Joy Brychta, Greg Trieger, and Shanti Rao.

Pacific Bluff Corp 2 Annual Meeting called to adjourn by John Peters at 7:00pm. Seconded by Eric Polonsky. Motion passed unanimously.

Next annual meeting April 2027.

A handwritten signature in blue ink, appearing to read "John Peters", with a long horizontal line extending from the end of the signature.