

**PACIFIC BLUFFS – CORP 2
BOARD OF DIRECTORS MEETING
February 24, 2016**

The meeting was called to order at 6:34PM by Corp President, John Peters

Members present: John Peters, Mike Cristofani, Rita McCandless, George Anderson, Butch Williams

Members absent: Michael Puente (with approval)

Residents present: Bill & Joy Brychta, both Nikki Bradford and Debbie Anderson very briefly

Minutes for the meeting for January 27, 2016 were approved. Anderson moved, Williams seconded.

Resident Concerns:

1. An owner requested that the only bare brick wall visible to the community be covered with stucco per the consistency specifications of the CC&R's. It was added to the agenda.
2. An owner reported frequent, loud party noises late at night from tenants in their immediate area. The board informed them that the landlord (homeowner) for the unit was called and he apologized. He has spoken with his tenants.

President's Report:

1. John reported that two things needed to be decided before proceeding with the solar panel work requested by homeowners is:
 - a) the partial payment request by one homeowner to have the association share cost of the new roofing, and
 - b) agreement with the architectural features in the CC&R's. This is in addition to any fire code restrictions or contractor qualifications issues. Our association roofer, Martin Lynn, has spoken with the contractor and will give us his recommendations.
2. John explained that our security patrol switchboard gets busy, but they do call back in a timely manner if you leave a voice message. So, if you need help, do call and leave a message with contact info.

NORTH COAST PATROL TELEPHONE # 760-940-2776
3. Dale Griffin ...our treasurer and board member for 19 years is moving. Dale has been truly a solid rock for all our boards through the years. We will be keeping him on as our board bookkeeper. Dale is an accountant at the San Diego Sheriff Dept. All of Pacific Bluffs Corp. 2 is deeply grateful for his expertise and devoted commitment to our community.

Treasurer's Report as of January 31, 2016: Replacement Fund Account: \$ 363,741
Total Cash: \$ 388,094

Mike Cristofani will be the new Corp 2 Treasurer. Welcome aboard Mike.

Landscaping:

1. Landscape member Nikki Bradford reported that the requested mulch came in, and volunteered to help residents get access to it.
2. The committee is planning on planting low water usage plants in areas where grass has a difficult time growing.

New Business:

Stucco work for the exposed brick wall. John will get bids from Paul Hicks and a couple of other contractors.

Old Business:

1. The water leak problem that began in December of last year was finally resolved. There was a hot water pipe leak under the slab at the unit in question. The cost for repair will be covered by the homeowner.
2. The outstanding solar panel architectural request and new furnace/AC installation for another unit were addressed as follows:
 - a) the furnace/AC installation approved.
 - b) requests for solar panels denied.

Meeting adjourned at 7:00PM. McCandless moved, Williams seconded.

These minutes are subject to Change and Board Approval at the Next Board Meeting. The next meeting will be on **Wednesday, March 23, 2016 at 6:30pm** in the Clubhouse.

**Respectfully submitted,
Rita McCandless,
Secretary**