

**Pacific Bluffs - Corp II
Board of Directors Meeting
January 24, 2018**

The meeting was called to order at 6:30pm by Corp II President John Peters
Members present: John Peters, Rita McCandless, Mike Cristofani, George
Anderson, Butch Williams, Breanne Mode
Robyn Halbridge

Homeowners Concerns

Michael Puente,

Approval of Minutes of January 24, 2018

Minutes approved.

McCandless moved, Cristofani seconded approval of minutes. All ayes.

Treasurer's Report..Michael Cristofani, treas.

Operating funds..... \$91,580
Reserve bank balance.... \$362,375
Total Net Assets..... \$455,428

During the current month, \$140,000 was transferred to a new Certificate of Deposit with Banner Bank. This will allow the Association to keep the FDIC limits in both Banner and Union banks until we begin incurring reserve fund expenditures in 2018.

Motion made by George to accept treasury report, seconded by McCandless.

President's Report: John Peters

- 1) The U.S. Navy Fuel Pipeline that goes from Point Loma to Miramar is in need of repair . A section of this pipe in on Pacific Bluffs Corp. 2 property. I was told by a rep for this repair that the east side of the driveway entrance at Mt. Alifan Dr. would need to be dug up. They are hoping to do as little damage as possible to our landscaping in that area. They will replace equal landscaping if such destruction has occurred during this repair.
- 2) Affordable Drain will be doing our sewer pipe cleaning maintenance this coming month. We maintain half of Corp. 2 in the beginning of the year, and the other half at the end of the year. (cost approx. \$400).
- 3) The front door of [unit 5363 Balboa Ave.](#) needs to be replaced. (cost approx. \$1000). (vote taken_ Board Approved)
- 4) Ron Matranga our arborist with Atlas Tree Service will be studying all our trees. Atlas has maintained our tree landscaping for over 10 years. Ron is considered one of the top arborists in San Diego.

Halbridge moved, Williams seconded motion to approve president's report.

Old/New Business

Discussion continued regarding Balboa and Genesee possible fencing, gates and closing in open pathways along Balboa and Genesee perimeter. According to chairman of the committee to investigate this work, Michael Puente, he said he was "having a difficult time getting a fencing company to do the work because it is considered a small job." Legal requirements with the City has also been brought to this discussion. Members on the Corp. 2 Board indicated they would also try to get companies to give us a bid.

These minutes are subject to change and Board approval at the next Board meeting.
The next meeting will be on Wednesday, February 28, 2018 at 6:30pm in the Clubhouse.

Respectfully submitted, Breanne Mode