

PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – May 22, 2024
6:30 PM

Members Present: George Anderson, Jeff Plourd, John Peters, Mark Logan, Rita McCandless, Robyn Litwin

Members Absent: Robyn Halbridge

The monthly meeting was called to order by Corp. II Secretary at 6:31 PM.

Homeowners/Residents: None

Homeowners' Concerns: None

Approval April 26, 2024, Board Meeting Minutes: George motioned, Mark seconded, motion passed.

Treasurer's Report:	April 30, 2024
Operating Cash Account	\$ 35,280
Reserve Fund Bank Account	\$ 232,998
Net Assets	\$ 235,926

Approval of the Treasurer's Report:

Robyn L motioned, Mark seconded, motion passed.

President's report:

1. Repairs update:
 - a) 4132,4134 Genesee kitchen roof replacement are scheduled with Martin Lynn Roofing.
 - b) Some roof tiles at a Mt. Alifan Dr. unit have fallen. Martin Lynn Roofing will check and replace.
 - c) Mold remediation, due to rainwater seepage, at 5354 Mt. Alifan is complete.
 - d) Minor stucco crack repairs are in progress on various buildings.
2. City Sewer Project
 - a) City pipe re-lining will start in June. Three stages to scope pipes, then re-line or replace pipes.
 - 1) All work will be performed at night.
 - 2) No access loss expected.
 - 3) Water usage impact may occur during re-lining.
3. Rita and John working on bids from Sewer Pipelining companies.
4. Landscape:
 - a) Nikki and John selected two small areas to start work for a proof of concept on design.
 - b) Rita L's sump pump runs constantly. John is working on root cause analysis.
5. Reserve study:
 - a) John and Rita are preparing for the 2024 reserve study.
6. Old business
7. New Business
 - a) Corp II hired a new person to distribute flyers and make light bulb changes.

President's Report accepted; motion made by Robyn L, seconded by George motion passed.

The meeting adjourned 6:56 PM. The next meeting will be June 26, 2024.

Robyn Litwin

Respectfully submitted, Robyn Litwin