PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – October 23, 2024
6:30 PM

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

The monthly meeting was called to order by Corp. II Secretary at 6:30 PM.

Homeowners/Residents: Gregory Wright
Homeowners' Concerns:

Approval September 25, 2024, Board Meeting Minutes: Rita motioned, Mark seconded, motion passed.

Treasurer's Report:	**September 30, 2024**
Operating Cash Account	$ 46,372
Reserve Fund Bank Account	$ 224,700
Net Assets	$ 271,073

Approval of the Treasurer's Report:
    Mark motioned, Jeff seconded, motion passed.

President's report:
1. Budget mailing, reserve update
    a) John, Rita, and our CPA will review reserves, budget, and 2025 dues increase.
    b) Rita will mail the reserve information to board members.
    c) Corp I will increase their dues $8.00 to $110.00 for 2025.
2. Repairs update
    a) Pipeline at a Mt Alifan Dr. unit needs extensive work at approximately $15,000.
    b) There is concrete decay in the main driveway behind Genesee Ave building; Our asphalt company Bostick will be doing the work.
    c) The carport support is sinking at 4102 Genesee Ave; John will be getting estimate.
    d) City sewer and water work continues.
    e) Rust is bleeding through paint from underlying metal in some carport fascia and will need to be repainted.
    f) Hedge trimming at driveway corners is underway to improve visibility.
3. Solar update
    a) John received signed and notarized agreements for two units.
    b) One additional owner has signed.
4. Corporate Transparency Act
    a) Board members with bank signing privileges must provide Full Name, DOB, Address, Driver License or passport.
5. Old business - none
6. New Business – none

President's Report accepted; motion made by Rita seconded by George motion passed.

The meeting adjourned 7:04 PM. The next meeting will be December 4, 2024.

Robyn Litwin
Respectfully submitted, Robyn Litwin