

PACIFIC BLUFFS CORP 2
Agenda of The Board of Directors Meeting
Date of Meeting – September 25, 2024
6:30 PM

Members Present: George Anderson, John Peters, Rita McCandless, Robyn Litwin, Andrew Erickson

Members Absent: Jeff Plourd, Mark Logan

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

Homeowners/Residents: None

Homeowners' Concerns: None

John motioned to approve Andrew Erickson as a new board member, Rita seconded, approved.

Approval July 31, 2024, Board Meeting Minutes: Rita motioned, George seconded, motion passed.

Treasurer's Report:	August 31, 2024
Operating Cash Account	\$ 47,473
Reserve Fund Bank Account	\$ 222,831
Net Assets	\$ 270,305

Approval of the Treasurer's Report:

Robyn motioned, Andrew seconded, motion passed.

President's report:

1. The board reviewed new ruling and codifying for signage on common area.
 - a) Establish ruling that signs, flags, banners, etc. are not allowed on the exterior of units. Only allowed the American Flag, For Sale, or For Rent sign.
 - b) Inside units – residents are allowed to place flags, banners, political signs, etc.
 - c) Enforcement will begin 30 days after notice and resident will have 15 days to remove items before being fined
 - d) George motioned to update the signage ruling, Rita seconded, approved
2. Solar installation guidelines
 - a) The board will establish solar installation guidelines.
 - b) Owner must complete a notarized agreement prior to commencing work.
 - c) The Board will vote on guidelines via email before the November meeting.
3. Pipeline project
 - a) John and Rita are proceeding with re-piping beginning with Rita's house.
4. Reserve study update
 - a) Reserve study walk is scheduled for October 8, 2024.
5. Old business - none
6. New Business – none

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

The meeting adjourned 7:15 PM. The next meeting will be October 23, 2024.

Respectfully submitted, Robyn Litwin