

PACIFIC BLUFFS CORP 2  
Agenda of The Board of Directors Meeting  
Date of Meeting – January 22 2025  
6:30 PM

**Members Present:** John Peters, Andrew Erickson, George Anderson, Jeff Plourd, Rita McCandless,

**Members Absent:** None

**Homeowners/Residents Present:** Eric Polonsky, Michael Puente

The monthly meeting was called to order by homeowner Michael Puente at 6:31 PM.

**Homeowners' Concerns:** Michael Puente stated that he would like to serve as Secretary. However, his new employer must approve his service on any corporate board, including HOAs. Michael will take meeting minutes, but Michael will not vote or make motions until he receives approval from his employer.

**Approval December 4, 2024, Board Meeting Minutes:** George motioned to accept the December minutes, Jeff seconded, motion passed.

<b>Treasurer's Report:</b>	<b>December 31, 2024</b>
Operating Cash Account	\$ 51,031
Reserve Fund Bank Account	<u>\$ 216,037</u>
<b>Net Assets</b>	<b>\$ 267,068</b>

Accrued Expenses	<u>\$ (59,166)</u>
<b>Net Assets</b>	<b>\$ 197,341</b>

**Approval of the Treasurer's Report:** George motioned to accept the Treasurer's report, Jeff seconded the motion, motion passed.

**Approval of Eric Polonsky to Corp II BOD:** Rita motioned to approve Eric Polosky to serve on Corp II BOD. George seconded the motion, motion passed.

**President's report:**

1. John stated that driveway sealing has been postponed because of work by the City of San Diego on our property and along Mt. Alifan Dr. and Mt. Acadia Dr. Driveway sealing is now tentatively scheduled for October 2025.
2. One roof will be replaced. Building 5 (5328-5344 Mt. Alifan Dr.) roof will be replaced late summer 2025.
3. Building 4 (5388-5398 Mt. Alifan Dr.) will have the sewer relined sometime this year. Dig-Alert will be utilized to avoid buried pipes/wires/cables. Approximate cost \$15,000.
4. Transparency Act - John is addressing the requests by the Government and our Bank for completion of Transparency Act and updating USBank info. Some board members are reluctant to participate. There is currently a court injunction against the Transparency Act.
5. Corp II had an account at Union Bank. US Bank bought Union Bank. John is working to update check signers at US Bank.
6. Corp IV is utilizing a new system for processing checks. Corp II will monitor the success of the system and consider adopting the same system.
7. The City of San Diego has not sent Corp II a water/sewer bill for approximately 3 to 4 years. Subsequently, Corp II has a large bill with the City. The City recognizes their error and offers flexibility on payment terms. John estimates the current bill to be approximately \$30,000.

**Departing Board Members:** The BOD wishes to thank Robyn Litwin and Mark Logan for their years of service to Corp II BOD.

The meeting adjourned 6:45 PM. The next meeting will be February 26, 2025