

BAYCREST PLAT OWNERS ASSOCIATION

Annual General Meeting January 29, 2013

"The 2009, 2010, 2011 and 2012 Annual General Meeting minutes are subject to membership approval at the Annual General Meeting in January 2014 ."

The Annual General Meeting for the BAYCREST Plat Owners' Association was called to order at 7:05 p.m. by President Ginny Benton. Proof of the Notice of Meeting mailed on December 15, 2012 was established by Secretary Connie Gitter.

It was determined by the Credentials Committee that there were 14 members in attendance plus 1 proxy, not meeting the required quorum.

Minutes of the January 20, 2009, January 20, 2010, January 18, 2011 and January 24, 2012 were not voted upon.

PRESIDENT'S REPORT

Good evening. For those of you who are new to the Association, welcome. Your Board meets monthly, with the exception of the month of August, to ensure the smooth running of your association and to make certain that issues are dealt with in a timely manner.

This year we have been cooperating with the Whatcom County Sheriff's office to deal with an outbreak of home and car break-ins. The individuals responsible were arrested and the case will go to court in mid-April. Since that arrest, everything has settled back down. We need to remind you, however to always be vigil and make sure you have everything locked. If you have anything to report dial 911, even if it's only information.

Our pond is in good shape. We have \$8,000.00 in our Pond Fund.

We added snow removal to the 2013 Budget. We did that to ensure that we do not have thick ice on the road for several weeks as we had two years ago. The Board believed that this was a safety issue and affordable under the present dues. If we do have a heavy snowfall, please park your vehicles in your driveway to ensure complete snow removal on the streets.

Our street lights have been working well. If you have any outages, please call us so we can arrange to have the bulbs changed. There is a number plate on each pole, so please get the number for us to

make it easier for Puget Sound Energy to fix them. Also please state the house number closest to the light pole as well.

We have been having problems with the ditches on both Bay Road and Jackson Road. We are working with the County to monitor the situation.

The Board has worked hard to keep on top of the foreclosures and the Associations finances. We understand the problems homeowners have and work to see that the yards are maintained to keep everyone's values up as best we can.

In 2011 we had 5 unpaid dues and in 2012 there were 7.

BJ McMillen and Edio Garzes have done a great job keeping up with the requests for design approvals. The forms are available to all homeowners on the website: www.baycrestbirchbay.com. BJ is retiring as he and Jamie are expecting their 3rd child any day. We hope two of you will volunteer to fill out the Design Review Committee tonight.

The WACAI Washington Community Institute Legal Committee has been working hard on a new Homeowners' Association law since 2007. Our attorney, Hugh Lewis, is on that committee. Their task is to ensure that the HOAs are legally protected. They plan on having their Bill ready for the 2014 State House session.

We continue to work with BBWARM (Birch Bay Watershed and Aquatic Resources Management District). This continues to give each of our Association members a discount on their Whatcom County tax bill.

Finally, your Association could not run as smoothly as it does without your Board members and our Webmaster. Connie Gitter is our Secretary and does a fabulous job of keeping me on track. Without Schellie Cavadini, our financial position and reports would not be possible. Schellie is retiring from the Board and we are going to have a difficult time replacing her. We miss our former Vice President, Ian Thompson, on the Board. Ian had been on the Board since the very beginning of the Association. He resigned early last year and while he still manages our pond resources for us, we miss him on the Board. Also retiring this year is Jamie McMillen. She also has been on the Board since 2007, which

was when Homestead handed over the Association to the homeowners. Those early years were difficult, but we worked through it all and are now in very good financial shape. This is the 5th year we have been able to maintain the dues at \$125.00 per year. Our Webmaster, Mike Klassen, keeps up our website and we are very grateful for all his work.

The Treasurer's Report was not available, but will be sent to all owners in attendance.

Owners are encouraged to obtain proxies from owners that are unable to attend the AGM. The proxy may be found on the website.

Treasurer's Report-Year ending December 31,2012

Revenue \$16,,733.28

Expenses \$11,855.35

Year End balance \$4877.93

Elections did not take place.

There were no motions.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted by,

Connie Gitter