

BAYCREST PLAT OWNERS ASSOCIATION

Annual General Meeting January 23, 2014

The Annual General Meeting for the BAYCREST Plat Owners' Association was called to order at 7:21 p.m. by President Ginny Benton. Proof of the Notice of Meeting mailed on December 20, 2013 was established by Secretary Connie Gitter.

It was determined by the Credentials Committee that there were 17 members in attendance plus 24 proxies, meeting the required quorum.

Motion by Becky Tomlinson and seconded by Janann Thompson to approve the Agenda. Motion passed unanimously.

Motion by Ian Thompson and seconded by Jamie McMillen to approve the minutes of January 20, 2009, January 20, 2010, January 18, 2011, January 24, 2012, and January 29 2013. Motion passed unanimously.

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.

Our pond continues to be in good shape. We have \$8,031.41 in our Pond Fund. We will be transferring another \$1,000.00 into the fund in February.

We added snow removal to the 2013 Budget and renewed the contract for 2014. We did that to ensure that we do not have thick ice on the roads 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 again, 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. We thank Jamie McMillan, a former Board member, for her continued work with Puget Sound Energy.

The Board has continued to work 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, 7 in 2012 and again 7 in 2013.

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. 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. Susan Langner is our Vice President, Schellie Cavadini continued as acting Treasurer until the end of November. Ian Thompson continues to take care of our pond. Our Directors Natalie Pacheco, Tracy Roemer, Janann Thompson and Becky Tomlinson will stay on. The association continues to be in very good financial shape. This is the 6th 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. Mike also helped us purchase a new computer for the association strictly for the accounting.

Current balance as of 12/27/2013 is \$ 6,722.27

We are looking to add a Treasurer very soon while updating the new computer with past information and current. Motion by Rick Carter and seconded by Ian Thompson to approve the Treasurers report. Motion passes unanimously.

Ian Thompson, Jamie McMillen and Susan Langner will serve as Inspector of Elections.

Election of Directors

Ginny Benton, Connie Gitter, Natalie Pacheco, Tracy Roemer, Susan Langner, Janann Thompson and Becky Tomlinson.

Jamie McMillen declares the election is finished. All seven board members have been elected.

The meeting was adjourned at 8:13pm.

Respectfully submitted by,

Connie Gitter

