

BAYCREST PLAT OWNERS ASSOCIATION

Annual General Meeting January 22, 2015

The Annual General Meeting for the BAYCREST Plat Owners' Association was called to order at 7:07 p.m. by President Ginny Benton. Proof of the Notice of Meeting mailed on December 19, 2014 was established by Secretary Connie Gitter.

It was determined by the Credentials Committee that there were 15 members in attendance plus 10 proxies, not meeting the required quorum.

The 2014 and 2015 minutes 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.

Our pond continues to be in good shape. We have \$9,092.89 in our Pond Fund. We will be transferring another \$1,000.00 into the fund in February.

We continued snow removal to the 2014 Budget and renewed the contract for 2015. 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 2014 we had 5 unpaid dues. Three of those accounts are more than 3 years old. For that reason, we have turned those 3 accounts over to our lawyer because there has been no response to other requests for payment.

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. The plan was to have the Bill ready for the 2014 State

House session and they were ready. However, the Bill was not presented and we are hoping it will happen this year.

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. BayCrest has volunteered to participate in a study with the County dealing with operation of private ponds. Ian and I will be involved.

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, Janann Thompson and Becky Tomlinson will stay on. We also thank Tracy Roemer, who resigned due to her husband's transfer to Idaho. The association continues to be in very good financial shape. This is the 7th 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.

And finally, I want to thank Connie Gitter for her long service to the Association. Connie is retiring from our Board and the role of Secretary. She has been our Secretary for the past 6 years and has been invaluable, always willing to take on any task and keep me on track. Thank you Connie.

The Association has not had a full time Treasurer in 11/2013. The Balance sheet is tentative since some checks have not cleared.

Total Assets as of 12/31/2014 \$23,243.05 which includes the CD for Pond maintenance.

Lynn Rose has volunteered for the Design Review Committee.

The meeting was adjourned at 8:00pm.

Respectfully submitted by,

Connie Gitter