

MINUTES

THESE ARE MINUTES of the organizational meeting of the Baycrest Plat Association held at the Birch Bay Waterslides Sales Office, Blaine, Washington, on Tuesday, April 3, 2007, at 7:00 P.M.

THE MEETING was chaired by James A. Wynstra, President of Homestead NW Dev. Co. who called the meeting to order at approximately 7:00 P.M.

1. The first item of business was determination of quorum. There are 131 lots in the plat. Quorum requirement is 25% of unit owners or 33 unit owners present at a meeting to conduct business. A sign-in sheet was passed around and 40 residents signed in. Therefore quorum was determined.
2. The next matter of business was to determine whether the Association continue as an unincorporated association or become an incorporated non-profit corporation. A motion was made, seconded and unanimously approved that for now the association continue as an unincorporated association.
3. The next matter before the group was the determination of the number of directors to be elected. A motion was made and seconded that the Board of Directors be expanded to five (5) and that the majority of that group had to be residents of the association. That motion was later displaced by another motion, which arose after nomination of eleven individuals to serve as one of the five directors. That motion which was made, seconded and unanimously approved, expanded the number of directors to eleven (11) and elected simultaneously all of the eleven people who had been nominated, namely: Ian Thompson, Miguel Alvarez, Ginny Benton, Ken Thompson, Mrs. Dana Bernard, Jamie McMillen, Shirley Brocklehurst, Jonathan Rands, Gurpreet Dhillon, Natalie Pacheco and Michelle Dunham.
4. Mr. Wynstra thereafter noted that the current members of the Design Review Board were resigning and submitted a signed document evidencing their resignation.
5. There was additional discussion regarding the maintenance duties of the association including the entry and the detention pond. It was indicated that Homestead would clean up the site after their work was completed, that Mr. Wiersma would remain available to do a walk through through the pond areas with the association at a time of the parties mutual convenience.
6. There were further questions and discussions from the floor.
7. Thereafter a motion was made, seconded and unanimously approved that the meeting be adjourned.

James A. Wynstra, Chairman

ATTEST:

John Wynstra