

Minutes of the Baycrest Plat Owner's Association Board Meeting

This was a regular board meeting held on October 5, 2007 at 7:00 p.m. at the home of Ginny Benton, 7339 Seashell Way, Blaine WA.

In attendance: Vice President: Ginny Benton
Treasurer: Jonathan Rands
Directors-at-Large: Chelle Dunham, Natalie Pacheco, Ian Thompson

Absent: President: Gurpreet Dhillon
Directors-at-Large: Miguel Alvarez, Shirley Brocklehurst, Jamie McMillen.

Minutes of the August 28, 2007 were distributed to all board members on August 31, 2007. The following corrections were made:

Page 1, Call to Order, 1. delete bi-weekly, add Board after Baycrest Homeowners Association.

Page 2, item 9, change "the board" to "a board member", place period after "judgment", capitalize add.

Page 2, item 10, delete "special meeting" and replace with "annual meeting in 2008".

Page 3, Adjournment, Delete "The next meeting of the Board of Directors will be held at on October 23rd at 7:00 tentatively at the church."

There being no further corrections or additions, Jonathan Rands made a motion to accept the minutes as amended. The motion was seconded by Natalie Pacheco and approved unanimously.

The treasurer, Jonathan Rands, reported that we have \$2876.00 plus dues from two homeowners. There are still 13 homeowners who have not yet paid their 2007 dues. There are still outstanding bills to Puget Sound Energy for street light electricity. All the necessity to get the Special Assessment notices out as soon as possible.

Ginny reported that we received two resignations. The first was from Dana Bernard who resigned from the board. It was moved by Natalie Pacheco that we accept Dana Bernard's resignation. Jonathan Rands seconded the motion. The motion passed unanimously.

The second resignation was from Jamie McMillen, who resigned as Secretary. Jonathan Rands moved that we accept Jamie's resignation. Ian Thompson seconded the motion. The motion was passed unanimously.

Chelle Dunham moved to approve the Safeco insurance contract with Bob Hagedorn of Snapper-Shuler-Kenner Insurance, seconded by Natalie Pacheco. The General Liability Insurance expense is 424.25 for the first quarter and the Directors & Officers Insurance is

\$1,162.00. Jonathan would like it to begin October 15, 2007. He will contact Bob Hagedorn. This will give us \$1,000,000 liability with \$2,000,000 aggregate. Motion passed unanimously.

Ian Thompson moved, seconded by Chelle Dunham, that we approve the landscaping contract submitted by North County Lawn Care. A discussion followed regarding an initial cleanup of the lighthouse grounds, the roundabout, the median at the entrance off Jackson Road and finally the field by the retention ponds. Jonathan agreed to contact North County Lawn Care to negotiate that cleanup cost and enter into an annual maintenance contract. Motion passed unanimously.

Ginny Benton updated the board regarding the status of the incorporation. She reported that the incorporation papers arrived in Olympia on Friday, October 5, 2007. The recording process would either take place then or on Monday. We should receive copies of our incorporation papers either Monday or Tuesday.

Other business:

It was agreed that the board needed to begin the budgeting process for the year 2008. To be included must be a Reserve Fund and any other items we deem to be necessary for running the association.

Natalie Pacheco moved that we purchase a photo eye, light fixture and hasp for the lighthouse. Ian Thompson seconded the motion. Chelle explained that this will allow the light to go on in the evening and off during the day for security rather than having the light on 24 hours a day. Motion passed unanimously.

The importance of the Notice of Special Assessment was noted. Jonathan and Ginny agreed to try to get it sent out to the homeowner's the week of October 8th.

Jonathan Rands moved that we schedule a Block Watch meeting with the County Deputy for January 2008. Ian Thompson seconded. Motion passed unanimously. To be included with the Special Assessment is a notice of the Block Watch meeting in January 2008. Natalie will talk to the Deputy and schedule a date for the presentation and organization meeting. Natalie also reported that the Birch Bay Transportation Committee together with the Sheriff's office wants to create a Birch Bay Block Watch Committee consisting of Captains from all the neighborhoods to coordinate safety in Birch Bay. When this event takes place it was agreed that Baycrest should be involved.

A list of homeowners with their addresses and phone numbers was circulated. We are missing 48 phone numbers. Ginny asked that board members fill in any numbers they know or can get. This list will help us contact members if needed.

Next Board Meeting: To be announced.

Motion to adjourn at 8:05 p.m. by Ian Thompson, seconded by Jonathan Rands.

Respectfully submitted:

Ginny Benton, Acting Secretary

October 6, 2007