

BAYCREST PLAT OWNERS ASSOCIATION
Board of Directors Minutes
November 28, 2007

This is a regular board meeting held on November 28, 2007 @ 7:30 p.m. at the home of Gurpreet Dhillon, 4820 Outrigger Loop, Blaine, WA

Meeting was called to order at 7:32 p.m. by the president, Gurpreet Dhillon.

In attendance: President - Gurpreet Dhillon
Vice President – Ginny Benton

Directors: Miguel Alvarez
Shirley Brocklehurst
Chelle Dunham
Jamie McMillen
Ian Thompson

Absent: Natalie Pacheco

Minutes of the October 29, 2007 meeting were distributed. Correction: addition of word days following “received sixty” on paragraph six page 2 of the minutes. Motion by Shirley Brocklehurst to approve the October 29, 2007 minutes as corrected, seconded by Jamie McMillen. Motion approved unanimously.

Ginny Benton, acting as temporary treasurer, reported that we had a present balance of \$241.49. The following payments were made this month:

Hugh Lewis	803.50
Puget Sound Energy	272.77
Safeco Insurance	<u>1,272.75</u>
	2,349.02

Special Assessments paid are 61, unpaid 70. Annual Dues paid are 114 with 17 unpaid. Notices of overdue amounts will go out on November 25, 2007. Ginny Benton and Chelle Dunham will draft the 2008 Budget.

There was no correspondence.

There were no committee reports although attempts were made to contact the Design Review Committee.

Old Business

Ginny Benton contacted Kevin at North County Lawn Care who agreed to provide services as needed. Rather than automatically provide the services, they will only do the work which is needed. They will check the condition of our grounds on a regular basis. We will be billed for those services. Ginny reported that she had received several notes and calls from homeowners expressing the pleasure at the work done by North County when they did the initial cleanup. Several board members agreed that the grounds look terrific.

Gurpreet reported that we need to place the question “Do we fence the retention ponds?” before the membership at the Annual General Meeting. In order to do this we need to provide all the information to the members.

Telephone Lists: Ginny had handed out the membership lists to board members in order to get the contact phone numbers of all homeowners. She again requested that board members obtain those numbers not yet obtained. The numbers are needed for contact prior to the Annual General Meeting.

Gurpreet Dhillon and Chelle Dunham are still working on the BAYCREST Plat Owners Association website.

Annual General Meeting

The Annual General Meeting will be held on January 24, 2008 at Beachwood Resort Meeting Hall at 7:00 p.m. On the agenda will be the following:

- Budget including Reserves and Annual Assessment
- Audit Report
- Bylaws
- Design Standards
- Pond fencing question

Notice of the Annual General Meeting will be sent out on December 15th along with the proxies and Notice of the January 8, 2008 Block Watch Meeting at Birch Bay Bible Community Church. The proposed bylaws and design standards will be hand delivered to save expenses. Those members who don't presently live in the community will be mailed their copied of the proposed bylaws and design standards.

Angie Winget volunteered to be on the search committee for new board members.

Other Business

There is someone in our community who has shot a cat. The cat lived but was shot through the leg.

Ginny Benton researched the ability of the association to sell any portion of our common areas. In question was 12 feet of the property where the lighthouse is located. The minimum lot size allowed in the Baycrest development is 7200 square feet. The lighthouse lot is 7400 square feet. That leaves only 200 square feet available. The requested amount totaled 936 square feet. This would not be allowed. The Association could enter into agreement to allow the use of the land for a fee. This needs to be further discussed.

Next board meeting will be on December 12, 2007 at the home of Ginny Benton, 7339 Seashell Way, Blaine, WA.

The motion to adjourn the board meeting was made by Jamie McMillen, seconded by Shirley Brocklehurst at 8:50 p.m.

Respectfully submitted by,

Ginny Benton
Acting Secretary