

BAYCREST PLAT OWNERS ASSOCIATION
Board of Directors Minutes
December 12, 2007

This is a regular board meeting held on December 12, 2007 at 7:00 p.m. at the home of Ginny Benton, 7339 Seashell Way, Blaine, WA.

Meeting was called to order at 7:10 p.m. by the president, Gurpreet Dhillon.

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

Directors: Chelle Dunham
Jamie McMillen
Natalie Pacheco
Ian Thompson

Absent: Miguel Alvarez and Shirley Brocklehurst.

Minutes of the November 28, 2007 meeting were circulated. Correction: Gurpreet Dhillon's address is 4820 Outrigger Loop not 420 Outrigger Loop in the first paragraph. Motion to approve the minutes of November 28, 2007 as corrected by Chelle Dunham and seconded by Natalie Pacheco. Motion approved unanimously.

Ginny Benton, acting as temporary treasurer, reported that we had a balance of \$1,407.72 in the checking account with one outstanding check to Hugh Lewis of \$193.50. There are still 11 unpaid 2007 Dues outstanding and 37 unpaid 2007 Special Assessments outstanding.

Ginny Benton reported that she and Chelle Dunham had prepared a Draft Budget. They strongly suggested that the costs of the possible pond fencing, if approved by the Association membership, be dealt with as a separate issue and not be included in the Draft Budget. Ginny and Chelle believed that it would cause too much confusion. Motion to approve the Draft Budget as presented and to forward it to the Association Membership at the Annual General Meeting for approval, made by Natalie Pacheco and seconded by Ian Thompson. Motion was approved unanimously.

There was no report from the Design Review Board. Gurpreet Dhillon will contact the members of the committee to see if they can have the Design Standards recommendations ready before the next board meeting.

The Baycrest Plat Owners' Association Annual General Meeting will take place as follows:

Date: January 24, 2007
Time: 7:00 – 8:00 p.m.
Location: Beachwood
Bay Road
Blaine, WA
Agenda: Call to Order
Introductions
Minutes of the Baycrest Plat Association’s Organizational Meeting on April 3, 2007.
Presentation and Approval of Bylaws
Audit
Budget
Election of Director
Election of Design Review Board member
Retention pond fencing Tabled Motion

The Board discussed the estimates previously submitted for the cost of fencing the retention ponds. It was concluded that those estimates were no longer valid because we are no longer required to fence the entire pond, but only that portion of the pond on Association Common Areas. Northwest Fence will be contacted by Ginny Benton and asked to submit a new estimate for the required fencing area. Northwest Fence submitted the lowest bid during the last Bidding Round.

The Board presently has eight members. It was moved by Ian Thompson that we add one more Board member by election at the Annual General Meeting. Motion was seconded by Jamie McMillen. Motion passed unanimously.

In the proposed new Bylaws there is a provision for establishing terms of office for the Board members. Motion that we draw numbers after the Annual General Meeting to establish the terms of office for Board members, in order to comply with the Bylaw provision, moved by Jamie McMillen and seconded by Natalie Pacheco. Motion passed unanimously.

Ginny Benton presented the Proposed Bylaws as circulated to Board members. The Association attorney, Hugh Lewis, has reviewed and approved the Proposed Bylaws. Natalie Pacheco moved that the Proposed Bylaws be approved by the Board and be forwarded to the Association at the Annual General Meeting for approval, seconded by Ian Thompson. Motion was passed unanimously.

Gurpreet Dhillon will draft the Notice of the Annual General Meeting and Ginny Benton will have the Notice, Proposed Bylaws and Proxies printed. Ginny will drop the Notices and Proxies of at Gurpreets’ office for folding. Jamie McMillen and Ginny Benton will stuff, seal and stamp the envelopes at 3:00 p.m. on the 14th of December. Anyone else is welcome to join them if they are available.

Motion to adjourn the Board meeting at 8:45 p.m., moved by Jamie McMillen, seconded by Natalie Pacheco.

Next Board Meeting will be held on Wednesday, January 16, 2008 at 7:00 p.m., at the home of Gurpreet Dhillon.

Respectfully submitted by,

Ginny Benton
Acting Secretary