

BAYCREST PLAT OWNERS ASSOCIATION  
Board of Directors Minutes  
February 12, 2008

This is a regular board meeting held on February 12, 2008 @ 7:00 p.m. at the home of Gurpreet Dhillon, 4820 Outrigger Loop, Blaine, WA

Meeting was called to order at 7:02 p.m. by the president, Gurpreet Dhillon.

Connie Gitter was welcomed to the Board by Gurpreet and the other Board members.

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

Directors: Shirley Broacklehurst  
Chelle Dunham  
Connie Gitter  
Jamie McMillen  
Ian Thompson

Absent: Miguel Alvarez and Natalie Pacheco

Minutes of the January 16, 2008 meeting were distributed. Motion by Jamie McMillen, seconded by Ian Thompson to approve the minutes of the January 16, 2008 meeting as submitted. Motion approved unanimously.

Ginny Benton, acting as temporary treasurer, reported that we had a present balance of \$5,616.42 and all bills are paid. There are presently 7 members who have not yet paid their 2007 dues, 13 members who have not yet paid their 2007 Special Assessment and 39 members who have not yet paid their 2008 dues. Notices of late 2008 dues will be sent out at the beginning of March.

Shirley Brocklehurst moved that we accept the Treasurer's Report as presented, seconded by Chelle Dunham. Motion passed unanimously.

There was no correspondence.

The Design Review Committee met prior to the Board meeting. They will draw up a two sided application form which will include the Design Standards, approved at the 2008 Annual General Meeting, on one side and the application on the other side. Also to be included should be the Committee members names, phone numbers, and emails.

Old Business:

WEBSITE: Chelle Dunham reported that the Association's website is up and running. The site is [www.baycrestbirchbay.com](http://www.baycrestbirchbay.com). To be included on the site are Annual General Meeting Minutes, Board minutes, list of Board members, Design Review Committee, Design Standards, Bylaws, CC and Rs, list of Board meeting dates, and any other pertinent information, including a Calendar of Events.

BLOCK WATCH: Natalie Pacheco is overseeing the Block Watch with the Sheriff's Office. We had 18 members sign up at the Annual General Meeting to participate in the program.

New Business:

OFFICER ELECTION: Motion by Chelle Dunham, seconded by Shirley Brocklehurst to establish the terms of the officers as follows: President and Vice President, 1 year; Secretary and Treasurer, 2 year. Motion passed unanimously.

The election of officers followed: Elected were: President, Gurpreet Dhillon; Vice President, Ginny Benton; Secretary, Connie Gitter; Treasurer, Chelle Dunham.

BOARD MEETINGS: Chelle Dunham moved that Board meetings take place on the second Tuesday of each month at 7:00 p.m. Seconded by Ian Thompson. Motion passed unanimously.

PLACE OF BOARD MEETINGS: Chelle Dunham moved that the location of the Board meetings be set at least one week before the appointed date until such time as we can have a permanent location. Seconded by Ian Thompson. Passed unanimously.

PLANNING FOR THE YEAR:

Review CC & Rs: Ginny Benton will request that Hugh Lewis review our CC & Rs for illegalities and needed improvements. This will come up for a vote at the 2009 Annual General Meeting.

Grounds: Shirley Brocklehurst will consult with North County Lawn Care as to suggested ground cover to replace the wild strawberries we had removed. A possibility is Creepy Jenny.

Speed signs: Shirley Brocklehurst will consult with Whatcom County as to the possibility of more speed limit signs because we are having problems with speeders.

Pond Signs: "No Trespassing" and "Children Must Be Accompanied By Adults" signs are to be researched by Chelle Dunham.

Committees: The Welcoming/Social Committee will be established with Sandy Kiele, Tracy Roemer and Janann Thompson as the initial members.

Chelle Dunham left the meeting.

The Board discussed the request by the Dunhams to use the Associations common area at the back of their property. They would like to maintain the area and fence it. It was moved by Shirley Brocklehurst, seconded by Jamie McMillen to request that the Dunhams make a written proposal to the Board for the License to Use the specific area behind their house. To be included should be a one-time payment. Motion passed unanimously. Mr. Hugh Lewis will draw up the documents once a proposal has been approved and the Dunhams will pay any expenses including legal costs involved with this transaction.

Chelle Dunham returned to the meeting and the Board presented the Request for Proposal to her.

Motion: To move the bank account from Bank of America because of their inability to allow us to add signers to the account without closing the account and opening a new account. Signers for the bank account are Gurpreet Dhillon, Ginny Benton, Connie Gitter and Chelle Dunham. Moved by Jamie McMillen, seconded by Ian Thompson. Motion passed unanimously.

Directors drew odd and even numbers to establish their terms as per Section 5.1.3. Term of the Baycrest Plat Owners' Association Bylaws.

1. Gurpreet Dhillon
2. Ginny Benton
3. Jamie McMillen
4. Miguel Alvarez
5. Natalie Pacheco
6. Ian Thompson
7. Shirley Brocklehurst
8. Chelle Dunham
9. Connie Gitter (will come up for re-election in 2011)

The next Board meeting will be on March 11, 2008 at the home of Shirley Brocklehurst.

Motion to adjourn the Board meeting at 8:19 p.m. by Ian Thompson.

Respectfully submitted by,

Acting Secretary,

Ginny Benton