

BAYCREST PLAT OWNERS ASSOCIATION
Board of Directors Minutes
June 10, 2008

This is a regular board meeting held on June 10th, 2008 @ 7:00 p.m. at the home of Gurpreet Dhillon, 4820 Outrigger Loop, Blaine, Wa.

Meeting was called to order at 7:03p.m by the president, Gurpreet Dhillon.

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

Directors: Ian Thompson
Chelle Dunham
Jamie McMillen

Absent: Shirley Brocklehurst, Connie Gitter

Minutes of the May 13, 2008 meeting were reviewed by the members present. The motion was made by Ginny Benton and seconded by Jamie McMillen to approve the minutes of May13, 2008 as is. The motion passed unanimously.

Ginny Benton, acting as temporary treasurer submitted the Treasurer’s report.

Cash-on-hand

Bank of America	\$396.69
Banner Bank	<u>\$4,668.83</u>
TOTAL	\$5,065.52

Outstanding bills:

North County Lawn Care	\$352.31
Puget Sound Energy	275.91
Hugh Lewis	<u>\$352.50</u>
	\$980.72

BALANCE	\$4,084.80
---------	------------

OUTSTANDING RECEIVABLES

2007 Dues	4	\$100.00
2007 Special Ass.	8	\$305.92
2008 Dues	20	<u>\$1,421.60</u>
		\$1,827.52

Dunham Legal Costs to date	\$508.00
----------------------------	----------

Action Request: Ginny Benton to send a Formal Notice of \$25 late fee to all outstanding homeowners with a notice stating “If outstanding balance is not paid by September 1, 2008, the matter will result in a small court claim.” BY June 16th, 2008.

Chelle Dunham moved that we accept the Treasurer’s Report as presented, seconded by Ian Thompson. Motion passed unanimously.

CORRESPONDENCE

Action Request: Ginny Benton to inquire with Hugh Lewis of recommendation for next steps in managing continuous complaints with resident non-compliance with pet restrictions.

COMMITTEE REPORT

Design Review Board

Paul Baker sent report for last 30 days stating: two fence applications have been submitted, one has already been approved and they have yet to meet in regards to the second.

OLD BUSINESS

Dunham’s Proposal Assessment

The lease agreement submitted to the board will require changes.

Bottom of page one- change from One Dollar to Twelve hundred dollars

Submit accurate sketch of affected common area

Exact measurements of the area is required

A statement stating that the fence on the HOA property will be removed prior to the sale of the Dunham property as part of the deed.

Once this information is submitted to Hugh Lewis for corrections, the board will again review the documents for approval.

Action Request: Ginny Benton to request Hugh Lewis to modify the Dunham’s contract with the additions noted above BY: ASAP. Once Updated contract is returned, notify and distribute to board for review. Gurpreet Dhillon will then arrange a special meeting for board to discuss and vote on the matter.

HOA WEBSITE

Action Request: Chelle Dunham to add the following items to the community website: updated fence application, May 13th Board meeting minutes, and link to DRB application on the main page.

Action Request: Jamie McMillen to inquire with U.S. Post service in regards to access to posting our signs for our website (Visit our community association website: www.baycrestbirchbay.com) on our mailboxes BY June 20th, 2008

BLOCK WATCH

Action Request: Ginny Benton and Natalie Pacheco will be organizing plan transition to Chad Hendricks and Cliff Langley from the sheriff’s department. BY June 13th, 2008

GROUNDS

Action Request: Shirley Brocklehurst to purchase additional sedum and planted near the lighthouse to complete this project.

Action Request: Ginny Benton to contact landscapers to clean up the rock island, currently has weeds outgrowing.

Action Request: Gurpreet Dhillon to create a notice for Ian Thompson to distribute to homeowner's backing on to the trail leading from Seashell to Sunset notifying residents that dumping grass around the trail is not permitted.

Action Request: Jamie McMillen suggests we have a community clean up day. Gurpreet Dhillon will create posters to post for June 22nd at 2:00 pm to be our community clean-up day BY June 13th. Objectives: clean high grass at pond entrances and clean up the entrance to Seashell from Bay Rd, teamwork, and getting to know your neighbors.

Action Request: Ian Thompson to inquire with Sign manufacturers for quote to post 4 signs around the retention pond stating: "Storm Water Retention Pond, Not for Recreational Use." Ginny Benton will confirm with Hugh Lewis if the above language for pond signs is appropriate.

ESTABLISHED COMMITTEE ROLES AND RESPONSIBILITIES

Action Request: Gurpreet Dhillon will follow up with the three people who signed up for the welcoming committee.

NEW BUSINESS

OTHER BUSINESS

1. The possibility of partnering with Bay Crest North for a children's playground in Bay Crest North common area.

Action Request: Gurpreet Dhillon to contact Bay Crest North leadership for collaboration efforts in August.

The next board meeting will be held 7pm Tuesday, August 12th at Connie Gitter's home.

Motion to adjourn the Board meeting at 8:22 pm was made by Chelle Dunham, seconded by Jamie McMillen, and passed unanimously.

Respectfully submitted by

Gurpreet Dhillon
Substitute-Secretary