

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
March 10, 2009

This is a regular board meeting held on March 10, 2009 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, WA.

Meeting was called to order at 7p.m. by the President, Ginny Benton

In Attendance:	President	Ginny Benton
	Vice President	Dana Bernard
	Treasurer-	Michelle Cavadini
	Secretary-	Connie Gitter
	Directors-	Ian Thompson
		Jamie McMillen
		Theresa Robinson

Minutes of the February 10, 2009 meeting were reviewed by the members present. The motion was made by Ian Thompson and seconded by Dana Bernard to approve the minutes. Motion passed unanimously.

Homeowners Forum and /or Appeals

No home owners in attendance. None to report

Treasurer's Report

Ginny Benton as acting Treasurer submitted the Treasurer's Report. Ginny Benton and Michelle Cavadini will meet to update our new Treasurer so she will be ready for the next meeting.

February 2009

Income (Dues)	\$4,080.40
Expenses	
Printing	62.66
Puget Sound Energy	311.06
Legal Advice	202.00
Office Supplies	<u>22.09</u>
TOTAL	\$597.81

March 2009
(As at March 10, 2009)

Income (Dues)	\$625.00
Expenses	
Supplies	22.09

Legal Advice	165.00
Grounds	<u>976.96</u>

TOTAL **\$1,164.55**

\$1,000.00 has been moved into a 3-month CD for the Retention Pond Reserve Fund. This money will roll over until the retention pond needs maintenance and repairs.

Michelle Cavadini moved that we accept the Treasurer’s Report, seconded by Jamie McMillen. Motion passed unanimously.

After having a discussion on the matter, a motion by Dana Bernard and seconded by Ian Thompson was made to deny waiver of late fees to homeowners. All in favor 6- all opposed 1. Motion passed. Ginny Benton will notify the two owners who have not paid their late fees.

A motion by Dana Bernard to refer homeowners, to the Association’s attorney for collection was seconded by Michelle Cavadini. All in favor 6 - abstained 1. Motion passed.

Committee Reports

Design Review Board – None to report

Block Watch- Ken Gitter made a second request for a meeting. He is waiting for a response.

Grounds- Ian Thompson will contact the county Public Works to notify them of the stop sign that is leaning at the corner of Bay Road and Seashell Way

Old Business

CC&R’s compliance & enforcement

The Design Review Board declined the request for to allow them to keep their tent trailer in the front driveway. This remains contrary to the CC&Rs. After a discussion by the board, motion to inform that this request is declined was made by Dana Bernard and seconded by Michelle Cavadini. All in favor 6 – all opposed 1. Motion passed. Ginny Benton will send the letter to the owners of the final decision.

Birch Bay Watershed-

Birch Bay Watershed and Aquatic Resources Management advisory committee (BBWARM)

Ginny Benton has met with one of the councilmen about our concerns on behalf of the association. She will continue to follow this topic to see what can be done about the increase in taxes that are now on our tax bills.

Ian Thompson will ask for the Plat paperwork from Gurpreet Dhillon.

New Business

Budget & Dues- The dues are solely based on the projected budget for the following year.

Renters/ Sales- The President is notified when a home is sold, not when renters move into the area.

Newsletter- Any board member who has a topic for the newsletter should email Connie Gitter by March 17, 2009. The newsletter will be delivered to the owner's home, unless the owner has furnished the board with their email address.

Education- The education item for the 2009 budget will remain. The education item in the 2010 budget will be discussed at the next budget meeting next fall. The money allocated for the 2009 was approved by the homeowners at the last homeowner's meeting.

Role of Board- A pamphlet was given to the board members to explain the Role of the Board. This explains that the members of the board are representing all 131 home owners.

The next board meeting will be held 7pm Tuesday, April 14, 2009 at Connie Gitter's home.

Motion to adjourn the Board meeting at 8:30 pm was made by Jamie McMillen.

Respectfully submitted by

Connie Gitter
Secretary