

BAYCREST PLAT OWNERS' ASSOCIATION  
Board of Directors Minutes  
September 8, 2009

This is a regular board meeting held on September 8, 2009 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:04 p.m. by the President, Ginny Benton

In Attendance: President       Ginny Benton  
                  Treasurer-       Michelle Cavadini  
                  Secretary        Connie Gitter  
                  Directors         Ian Thompson  
                                  Theresa Robinson

Absent:           Vice President   Dana Bernard  
  Jamie McMillen

A motion was made by Michelle Cavadini and seconded by Ginny Benton to approve the minutes of July 14, 2009. Motion passed unanimously.

**Homeowners Forum and /or Appeals**

No home owners in attendance. None to report

**Treasurer's Report**

Balance Sheet July 31, 2009

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	7,946.93	
CD	1,000.00	
Accounts Receivable	<u>2,225.50</u>	
<b>TOTAL CURRENT ASSETS</b>		11,172.43

PROPERTY AND EQUIPMENT

Total Property and Equipment		0.00
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OTHER ASSETS

Total Other Assets		<u>0.00</u>
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<b>TOTAL ASSETS</b>		<u><u>\$ 11,172.43</u></u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

Accounts Payable	\$	
<b>Total Current Liabilities</b>		0.00

LONG—TERM LIABILITIES

Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		<u>0.00</u>
CAPITAL		
Retained Earnings	388.12	
Net Income	<u>10,784.31</u>	
TOTAL CAPITAL		<u>11,172.43</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>11,172.43</u>

INCOME STATEMENT  
FOR THE THREE MONTHS ENDING July 31, 2009

Revenues	Current Month		Year to Date			
Sales-Home Owner Dues	\$	0.00	0.00	\$	16,875.00	98.52
Total Revenues		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
Cost of Sales						
Total Cost of Sales		<u>0.00</u>	0.00		<u>0.00</u>	0.00
Gross Profit		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
Expenses						
Legal Fees		0.00	0.00		732.00	4.34
Supplies Expense		0.00	0.00		22.09	0.13
Postage & Shipping Expense		43.75	0.00		137.75	0.82
Maintenance Expense		0.00	0.00		45.00	0.27
Printing Expense		0.00	0.00		85.25	0.51
Web Site		0.00	0.00		95.40	0.57
Bank Charges		0.00	0.00		20.10	0.12
Other Expense		144.65	0.00		279.40	1.66
Electric Power		308.23	0.00		2,156.02	12.78
Ground Maintenance		<u>385.18</u>	0.00		2,517.68	14.92
Total Expenses		<u>881.81</u>	0.00		6,090.69	36.09
Net Income	\$	<u>(881.81)</u>	0.00	\$	<u>10,784.31</u>	63.91

Ian Thompson moved that we accept the Treasurer's Report, seconded by Theresa Robinson. Motion passed unanimously. Currently there are 14 unpaid owners. Ginny Benton will send letters to owners to address this issue.

## **Correspondence**

None to report

## **Committee Reports**

*Design Review Board* – The board would like one more owner to serve on this committee. Fence application was received from home on Outrigger Loop.

*Block Watch*- The three signs are now posted on the three entrances to our association.

*Grounds*- The association received numerous compliments and one complaint.

## **Old Business**

*CC&R's compliance & enforcement*- If the trailer on Seashell Way is still on the lawn of that property, Connie Gitter will contact the owner.

*Birch Bay Watershed*- The retention pond has been inspected by the county. Our association's request for a tax reduction is to be the forerunner for any other owners or associations who request the same.

## **New Business**

*Baycrest South Ditch*- Ginny Benton will send a letter of complaint to the county concerning the ditch behind our homes on Seashell Way and Outrigger Loop.

*Retention Pond Annual Report*- Ian Thompson completed the inspection report for our retention pond.

*Members not in Good Standing*- According to the bylaws, any owners in this association who have not paid their yearly dues prevent them from voting and participating at the AGM. They will also not be able to be on the board or any committees.

*Grounds keeping bids*- Nothing to report as Jaime McMillen was not able to attend this meeting. She will be working on tenders from different companies for 2010.

The next board meeting will be held 7pm Tuesday, October 13, 2009 at Connie Gitter's home, 4819 Starfish Lane.

Motion to adjourn the Board meeting at 7:55 pm was made by Ian Thompson.

Respectfully submitted by

Connie Gitter  
Secretary