

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
February 9, 2010

This is a regular board meeting held on February 9, 2010 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:09 p.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
	Absent	Theresa Robinson

A motion was made by Ian Thompson and seconded by Dana Bernard to approve the minutes of January 12, 2010. Motion passed unanimously.

Homeowners Forum and /or Appeals

No home owners in attendance.

Treasurer's Report

Balance Sheet January 31, 2010

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	\$	8,550.90	
Pond Maintenance CD		2,003.77	
Accounts Receivable		<u>8,673.91</u>	
TOTAL CURRENT ASSETS			19,228.58

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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TOTAL ASSETS		<u>\$ 19,228.58</u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

Total Current Liabilities	_____	0.00
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LONG—TERM LIABILITIES

Total Long-Term Liabilities	_____	<u>0.00</u>
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Total Liabilities		0.00
CAPITAL		
Retained Earnings	\$	3,659.00
Net Income		<u>15,569.58</u>
TOTAL CAPITAL		<u>19,228.58</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>19,228.58</u>

INCOME STATEMENT
FOR THE THREE MONTHS ENDING January 31,2009

Revenues	Current Month	Year to Date
Sales-Home Owner Dues	\$ <u>16,375.00</u>	\$ <u>16,375.00</u>
Total Revenues	<u>16,375.00</u>	<u>16,375.00</u>
Cost of Sales		
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>16,375.00</u>	<u>16,375.00</u>
Expenses		
Postage Expense	96.00	96.00
Annual Meeting Expense	76.53	76.53
Electric Power-Street Light	301.96	301.96
Landscaping & Grounds Maint.	<u>330.93</u>	<u>330.93</u>
Total Expenses	805.42	805.42
Net Income	15,569.58	15,569.58
Beginning Retained Earnings	3,659.00	3,659.00
Adjustments to Date	0.00	0.00
Ending Retained Earnings	<u>\$ 19,228.58</u>	<u>19,228.58</u>

Connie Gitter moved that we accept the Treasurer's Report, seconded by Ian Thompson. Motion passed unanimously.

There are 8 past due owners.

Motion made by Ian Thompson

and seconded by Dana Bernard that the payments of overdue fees from the owners are due no later than the 19th of February and if not paid the names of unpaid owners shall be forwarded to the Association's attorney for lien action on the 22nd of February. The county fee \$65.00 and attorney fees shall be added to the fees due and the owner will be responsible for paying them. Motion passed unanimously. The Association has given all opportunity for the owners to pay their dues as with every owner in this Association.

Correspondence None to Report

Committee Reports

Design Review Board – None to Report

Block Watch- None to Report

Old Business

CC&R's compliance & enforcement- None to Report

Birch Bay Watershed- Letter will be delivered next week by Ginny Benton

AGM- Ginny Benton had a conversation with the Association's attorney Hugh Lewis regarding the Annual General Meeting. The Board was correct in proposing the vote for approving the budget without a quorum, appointing board members at the next board meeting and a full report required at the Annual General Meeting.

Appointment of board members-

Motion made by Connie Gitter and Seconded by Jamie McMillen to appoint Ginny Benton#1, Ian Thompson#3 and Theresa Robinson# 7 to the Board. Motion passed unanimously.

Appointment of Design Review Board member- The board would like to have one more person to serve on this committee.

New Business

Baycrest South- Motion by Dana Bernard and seconded by Ian Thompson to contact DB Johnson regarding their 10foot ditch and the damage it is causing our owners. Motion passed unanimously. Ginny Benton will write a letter for Baycrest South concerning the ditch issue that backs up to the homes on Seashell Way and Outrigger Loop to D.B. Johnson for the Association's attorney to review.

Newsletter- Connie Gitter, Ginny Benton and possibly two owners who attended the Annual General will be asked to participate in the input of the next newsletter.

The next board meeting will be held 7pm Tuesday, March 9, 2009 at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 8:10 pm was made by Jamie McMillen.

Respectfully submitted by

Connie Gitter
Secretary