

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

This is a regular board meeting held on November 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
	Absent	Jamie McMillen
		Theresa Robinson

A motion was made by Ian Thompson and seconded by Dana Bernard to approve the minutes of October 14, 2010. Motion passed unanimously.

**Homeowners Forum and /or Appeals**

No home owners in attendance.

**Treasurer's Report**

Balance Sheet October 31, 2010

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	\$	5,833.26
Reserve for Pond Maintenance		3,002.52
Accounts Receivable-Dues		1,353.39
Recoverable Collection Expense		<u>149.25</u>

TOTAL CURRENT ASSETS	10,338.42
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PROPERTY AND EQUIPMENT

Total Property and Equipment	<u>0.00</u>
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OTHER ASSETS

Total Other Assets	<u>0.00</u>
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TOTAL ASSETS	<u>\$ 10,338.42</u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

\_\_\_\_\_

Total Current Liabilities		0.00
<b>LONG—TERM LIABILITIES</b>		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		0.00
<b>CAPITAL</b>		
Retained Earnings	\$ 3,657.75	
Net Income	<u>6,680.67</u>	
<b>TOTAL CAPITAL</b>		<u>10,338.42</u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	\$	<u>10,338.42</u>

INCOME STATEMENT  
FOR THE THREE MONTHS ENDING April 30, 2010

Revenues		Current Month		Year to Date	
Sales-Home Owner Dues	\$	<u>0.00</u>	0.00	<u>\$16,375.00</u>	97.18
Late charge		0.00	0.00	475.00	2.82
Total Revenues		<u>0.00</u>	0.00	<u>16,850.00</u>	100.00
<b>Cost of Sales</b>					
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>16,850.00</u>	100.00
<b>Expenses</b>					
Legal Fees		0.00	0.00	622.50	3.69
Mailing Expense/P.O.Box		0.00	0.00	107.08	0.64
Printing & Reproduction Exp		0.00	0.00	55.30	0.33
Annual Meeting Expense		0.00	0.00	76.53	0.45
Misc Expense		0.88	0.00	0.88	0.01
Street Lights (PSE)		320.14	0.00	3,131.74	18.59
Insurance-General & Liability		2,866.00	0.00	2,866.00	17.01
Landscaping Expense.		0.00	0.00	3,309.30	19.64
Total Expenses		<u>3,187.02</u>	0.00	<u>10,169.33</u>	60.35
Net Income	\$	(3,187.02)	0.00	\$6,680.67	39.65

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

Ginny Benton is dealing with the Foreclosure Company in regard to \_\_\_\_\_ The  
homes have paid their dues in full. \_\_\_\_\_ has paid half to date with the  
understanding of receiving the rest very soon to stop the lien that will be filed if not paid.

Liens have been issued to all other owners who have refused to pay their dues. This  
Association's attorney has advised the board to tighten the rules regarding late payment of dues

especially with all the foreclosures that are befalling homeowners. We must protect the rest of the homeowners within our community.

## **Correspondence**

None to report

## **Committee Reports**

### *Design Review Board –*

We are awaiting information from the Design Board on the two sheds located on Outrigger Loop.

### *Block Watch-*

Anyone who has had a car vandalized, etc. should call 911 and report it. If homeowners do not the Sheriff's office will not know that it happened and will think all is well here in our area. Ken Gitter will be at the Annual General Meeting to notify everyone attending how important this is.

### *Stormwater Pond Report-*

BBWARM – Workshop will be held on Saturday, November 13, 2010 from 9a-12p at the church on Jackson Rd. After the meeting, our system will be demonstrated by Ian Thompson. Ginny and Ian will attend. Any others who wish to attend are welcome.

## **Old Business**

### *CCR's compliance & enforcement.*

Connie Gitter will be sending a letter to the owner of a home which has a trailer on the side yard. This is in violation of the CC& Rs and have had a complaint.

### *Baycrest South-*

Ingrid @ BBWARM is helping us with the ditch between our Association and the Baycrest South area. This Association would like to complete this issue concerning the ditch before the builder hands over the land to the new Association next door. The executive from BBWARM will be looking at the ditch on Saturday.

### *Liens*

## **New Business**

### *Insurance-*

The Liability insurance has dropped by roughly \$500.00

The board is looking to have the Annual General Board meeting on the 18<sup>th</sup> of January 2011. Connie will be looking into finding someone who may be able to get the use of Beachwood again this year.

The next board meeting will be held 7pm Tuesday, December 14, 2010 at Connie Gitter's home located at 4819 Starfish Lane followed by another on January 11, 2011.

Motion to adjourn the Board meeting at 8:14 pm was made by Ian Thompson.

Respectfully submitted by

Connie Gitter  
Secretary