

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
December 14, 2010

This is a regular board meeting held on December 14, 2010 at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:03 p.m. by the President, Ginny Benton

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

A motion was made by Michelle Cavadini and seconded by Jamie McMillen to approve the minutes of November 9, 2010. Motion passed unanimously.

Homeowners Forum and /or Appeals

No home owners in attendance.

Treasurer's Report

Balance Sheet November 30, 2010

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	\$	5,559.54
Reserve for Pond Maintenance		3,009.07
Accounts Receivable-Dues		1,488.02
Recoverable Collection Expense		<u>86.25</u>

TOTAL CURRENT ASSETS	10,142.88
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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>\$ 10,142.88</u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

Total Current Liabilities		0.00
LONG—TERM LIABILITIES		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		0.00
CAPITAL		
Retained Earnings	\$ 3,657.75	
Net Income	<u>6,485.13</u>	
TOTAL CAPITAL		<u>10,142.88</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>10,142.88</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>	97.14
Late charge		0.00	0.00	475.00	2.82
Interest Income		0.00	0.00	6.55	0.04
Total Revenues		<u>0.00</u>	0.00	<u>16,856.55</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>16,856.55</u>	100.00
Expenses					
Legal Fees		181.25	0.00	805.75	4.77
Mailing Expense/ P.O. Box		2.20	0.00	110.16	0.65
Printing & Reproduction Exp		0.00	0.00	55.30	0.33
Annual Meeting Expense		0.00	0.00	76.53	0.45
Misc Expense		8.64	0.00	18.64	0.11
Street Lights (PSE)		0.00	0.00	3,131.74	18.58
Insurance-General & Liability		0.00	0.00	2,866.00	17.00
Landscaping Expense		0.00	0.00	3,309.30	19.63
Total Expenses		<u>192.09</u>	0.00	<u>10,371.42</u>	61.53
Net Income	\$	(192.09)	0.00	\$6,485.11	38.47

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

The Budget committee consisted this year of Ginny Benton, Michelle Cavadini, Shirley Brocklehurst and Jim Grandon. The committee finds that the dues will be able to remain the same as last year at \$125.00 per home owner. Motion to approve the Budget of \$16,375.00 by Michelle Cavadini, seconded by Connie Gitter passed unanimously.

There are still outstanding monies due the association. promised to pay the rest and have not. has paid. Some of the owners with liens have not paid.

paid one-half in which they paid a partial payment.

Correspondence

Christmas card was received from North County Lawn Care

Committee Reports

Design Review Board –

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

Block Watch-

None to report

Stormwater Pond Report-

Seminar-

Ginny Benton and Ian Thompson Attended the Seminar. They demonstrated our retention pond. This association is in compliance and should be getting 2 years credit for tax purposes.

Overflow of pond-

The retention pond did overflow during our heavy storm. Ian Thomspson called it in to the County, but no one answered the phone. He notified the Sheriff's office. He also attempted some clearing on his own.

Old Business

CCR's compliance & enforcement.

The trailer is now gone on Seashell Way. Two letters have been sent for one trailer on Seashell Way and another on Starfish Lane.

Ginny Benton will contact Janise Rands concerning the sheds on Outrigger Loop.

Baycrest South-

After doing quite a bit of research Ginny Benton found out that the owners on Baycrest has a 10 foot drainage easement and that Baycrest South/DB Johnson has the same on their side. Ginny Benton will send a letter to all affected along the ditch in our Association and ask their ideas on the matter.

New Business

The board is looking to have the Annual General Board meeting on the 18th of January 2011. The location has been booked for Beachwood. The notices will be sent out by Connie Gitter and Ginny Benton.

The next board meeting will be held 7pm Tuesday, January 11, 2011 at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 8:03 pm was made Connie Gitter.

Respectfully submitted by

Connie Gitter
Secretary