

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
September 22, 2011

This is a regular board meeting held on September 22, 2011 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, WA.

Meeting was called to order at 7:08 p.m by the President, Ginny Benton

In Attendance: President – Ginny Benton
Vice President- Ian Thompson
Secretary- Connie Gitter
Director- Jamie McMillen

Absent- Michelle Cavadini
Theresa Robinson

Minutes of the July 14, 2011 meeting were reviewed by the members present. The motion was made by Jamie McMillen and seconded by Ian Thompson to approve the minutes. The motion passed unanimously.

Homeowners Forum and /or Appeals

None to Report

Treasurer's Reports- July & August

Bay West P.A. Owners' Association
 Income Statement
 For the Seven Months Ending July 31, 2011

	Current Month		Year to Date	
Revenues				
Sales-Home Owners Dues	\$ 0.00	0.00	\$ 16,375.00	98.05
Late Charge	0.00	0.00	325.00	1.95
Interest Income	0.00	0.00	1.11	0.01
Total Revenues	0.00	0.00	16,701.11	100.00
Cost of Sales				
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	0.00	0.00	16,701.11	100.00
Expenses				
Legal Expenses	0.00	0.00	150.00	0.90
Supplies Expense	0.00	0.00	91.32	0.55
Mailing Expense/P.O. Box	0.00	0.00	201.10	1.20
Printing & Reproduction Exp	0.00	0.00	80.99	0.48
Annual Meeting Expense	0.00	0.00	10.95	0.07
Misc Expense	0.00	0.00	129.26	0.77
Street Lights (PSE)	323.80	0.00	2,224.68	13.32
Landscaping Expense	330.93	0.00	2,316.51	13.87
Total Expenses	654.73	0.00	5,204.81	31.16
Net Income	\$ (654.73)	0.00	\$ 11,496.30	68.84

Baycrest Plat Owners' Association
Balance Sheet
July 31, 2011

ASSETS

Current Assets		
Reg. Checking Acct - BB	\$	13,868.86
Reserve For Pond Maintenance		4,011.68
Accounts Receivable - Dues		2,428.98
Recoverable Collection Expense		<u>(323.32)</u>
Total Current Assets		19,986.20
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>19,986.20</u></u>

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	\$	8,489.90
Net Income		<u>11,496.30</u>
Total Capital		19,986.20
Total Liabilities & Capital	\$	<u><u>19,986.20</u></u>

Baycrest Plt Owners' Association
Income Statement
For the Eight Months Ending August 31, 2011

	Current Month		Year to Date	
Revenues				
Sales-Home Owners Dues	\$ 0.00	0.00	\$ 16,375.00	98.04
Late Charge	0.00	0.00	325.00	1.95
Interest Income	1.49	100.00	2.60	0.02
Total Revenues	<u>1.49</u>	<u>100.00</u>	<u>16,702.60</u>	<u>100.00</u>
Cost of Sales				
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>1.49</u>	<u>100.00</u>	<u>16,702.60</u>	<u>100.00</u>
Expenses				
Legal Expenses	0.00	0.00	150.00	0.90
Supplies Expense	0.00	0.00	91.32	0.55
Mailing Expense/P.O. Box	50.31	3,376.51	251.41	1.51
Printing & Reproduction Exp	0.00	0.00	80.99	0.48
Annual Meeting Expense	0.00	0.00	10.95	0.07
Misc Expense	575.00	8,590.60	704.26	4.22
Street Lights (PSE)	321.73	1,592.62	2,546.41	15.25
Landscaping Expense	330.93	2,210.07	2,647.44	15.85
Total Expenses	<u>1,277.97</u>	<u>8,576.80</u>	<u>6,482.78</u>	<u>38.81</u>
Net Income	<u>\$ (1,276.48)</u>	<u>(85,669.8)</u>	<u>\$ 10,219.82</u>	<u>61.19</u>

Baycrest Plat Owners' Association
Balance Sheet
August 31, 2011

ASSETS

Current Assets		
Reg. Checking Acct - BB	\$	12,500.89
Reserve For Pond Maintance		4,013.17
Accounts Receivable - Dues		2,428.98
Recoverable Collection Expense		(233.32)
		18,709.72
Total Current Assets		
Property and Equipment		
		0.00
Total Property and Equipment		
Other Assets		
		0.00
Total Other Assets		
		0.00
Total Assets		
	\$	18,709.72

LIABILITIES AND CAPITAL

Current Liabilities		
		0.00
Total Current Liabilities		
Long-Term Liabilities		
		0.00
Total Long-Term Liabilities		
		0.00
Total Liabilities		
Capital		
Retained Earnings	\$	8,489.90
Net Income		10,219.82
		18,709.72
Total Capital		
	\$	18,709.72
Total Liabilities & Capital		

A motion by Ian Thompson, seconded by Connie Gitter to approve the July and August Treasurer's Reports with one exception of verifying the second column of the August income statement with Michelle the Treasurer.

Eight Liens have been issued and one lien will be removed for the [REDACTED] home. They have paid their outstanding dues. Motion by Ian Thompson and seconded by Jamie McMillen to remove the lien on the home was unanimously approved.

Correspondence-

A letter from a homeowner was read about some trees near the pond causing concern to the homeowner. The bid to cut the trees is \$1000.00. The President will address the issue with the homeowner.

Two homes are in foreclosure. Ginny Benton notified the mortgage companies of the amount owned the association.

Committee Reports

Design Review Board- None to Report

Block Watch- None to Report

Stormwater Pond Report- Ian Thompson submitted all reports to the secretary for filing.

Old Business

CCR's compliance & enforcement-

-Lawns

Motion by Ian Thompson and seconded by Jamie McMillen to have North County mow the lawn and clean the beds and to bill the owner of [REDACTED] passed unanimously.

Baycrest South ditch-

Ginny Benton and Ian Thompson are working on this issue.

Trailers- Ginny Benton will ask the county if a trellis would be appropriate to have for anyone wanting to keep their trailer in the backyard but not interfere with the 6ft rule for fences.

New Business

Insurance-

The insurance company with the Association is American States Insurance Co. and the premium is \$3063.00.

Grounds-

North County gave a bid of \$900.00 for Bark mulch which is supposed to keep weeds down. The question is if this would lessen our cost overall for next year. More information will have to be requested on this subject.

Appointment of Budget Committee

Motion by Ian Thompson and seconded by Connie Gitter to request the following owners to be on the Budget Committee- Jim Grandon, Shirley Brocklehurst, Michelle Cavadini and Ginny Benton. Motion passed unanimously.

Operation House ID

It was suggested that information on Operation House ID be added to the next Newsletter.

Connie will be contacting the Birch Bay Chamber of Commerce to make sure we have a clear date of January 24th 2012 for our Annual General Meeting.

The next board meeting will be held on October 20, 2011 at Connie Gitter's home, 4819 Starfish Lane
Motion to adjourn the Board meeting at 8:41 p.m. was made by Ian Thompson.

Respectfully submitted by

Connie Gitter
Secretary