

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
April 10, 2012

This is a regular board meeting held on April 10.,2012 at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:02 p.m. by the President, Ginny Benton

In Attendance:	President	Ginny Benton
	Vice President	Ian Thompson
	Secretary	Connie Gitter
	Director	Jamie McMillen
		Natalie Pacheco
		Tracy Roemer

Absent	Treasurer	Michelle Cavadini
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A motion was made by Ian Thompson and seconded by Natalie Pacheco to approve the minutes of March 13,2012. Motion passed unanimously.

Homeowners Forum and /or Appeals

attended the meeting. He brought a copy of a letter mailed to the board and explained the reason for the trailer on his property and that it will be moved. It will come and go while he is working to renovate his home but not infringe on the CC&Rs.

Treasurer's Report

Treasurer's Report was not submitted

Letters have been mailed out for those who have outstanding dues.

Liens

18 homeowners have not paid their dues. This includes the 6 which have liens.

Committee Reports

Design Review Board – Follow up on the shed on Outrigger with Edio Garza. Natalie Pacheco had put in a design request for a shed and has not heard back from the Design Review Board. She was wondering if it had been approved. She added that it may be slightly turned on her lot.

Block Watch- None to Report

Stormwater Pond Report- Ian Thompson turned in the monthly pond report.

Baycrest South ditch

Ian Thompson submitted the bid for the ditch issue which totals \$17,739.75. This includes drawings, permits 2500.00, rock, fabric, drain pipe 13,850.00

Old Business

CCRs compliance & enforcement

The boat on Starfish Lane has been moved.

Ginny Benton spoke to Tim Den Bleyker concerning trailer. He has no recollection of giving or not giving permission to have it on their property.

Motion by Connie Gitter and seconded by Ian Thompson to enforce part 5.1.4 of the CC&Rs. Yes 5 No 1. Motion passed.

Motion by Ian Thompson and seconded by Connie Gitter to propose a change of CC&R 5.1.4 at the next Annual General Meeting. Motion passed unanimously.

It will take 75% of a quorum to approve a change in the CC&Rs at a AGM.

Certified /Registered Mail-

The Association must show proof of mailing to those who violate the CC&Rs per the CC&Rs and the By-Laws.

Motion by Natalie Pacheco and seconded by Tracy Roemer to send a USPS 1st class letter stating the issue and if no response, it will be followed up with a certified/Registered letter stating at owner's expense. Yes 5 No 1 Motion passed.

New business

Connie and Ginny will work on a letter to be sent to the Blaine School District concerning the bus that stops at Bay Rd. and Seashell Way due to the dangerous conditions i.e. our ditch and congestion.

Newsletter-The Newsletter needs to be compiled.

Ian Thompson submitted has letter of resignation as Vice-President and member of the Board. He will continue to care for the Retention pond and submit the reports to the Board.

The next board meeting is scheduled for Tuesday May 8th 2012, 7PM at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 8:31 pm was made by Connie Gitter.

Respectfully submitted by

Connie Gitter
Secretary