

BAYCREST PLAT OWNERS ASSOCIATION - ANNUAL GENERAL MEETING

Thursday, January 21, 2016

The annual general meeting for the BAYCREST Plat Owner's Association was called to order at 7:17pm by President Ginny Benton. Proof of the NOTICE OF MEETING mailed on December 15, 2015 was established.

Determination of the presence of a quorum:

- It was determined by the Credentials Committee that there were 15 members in attendance plus 19 proxies for a total of 34 which met the required minimum quorum of 33.

Agenda:

- Motion by Connie Gitter and seconded by David Ingulsrud to approve the set Agenda.
 - Motion passed unanimously.

Minutes:

- Motion by Becky Tomlinson, seconded by David Ingulsrud to approve the minutes of January 2014.
 - Motion passed unanimously.
- Motion by Jamie McMillen, seconded by Jim Grandon to approve the minutes of January 22, 2015.
 - Motion passed unanimously.

PRESIDENTS REPORT:

Good evening. For those of you who are new to the Association, welcome. The board meets monthly, with the exception of the month of August, to ensure the smooth running of your association and to make certain that issues are dealt with in a timely manner.

Our pond continues to be in good shape. Last year we participated in a thorough study of the pond and its functionality. The study was conducted by Whatcom County through the BBWARM program. We did very well, but needed to remove willow trees interfering with the outfall. This year we will be contacting the original designer of the berm to see if we can cut the remaining willows from the berm and if not, how can we remove them without compromising the berm. We will do that in the Spring/Summer. Our homeowners continue to receive their small refund on your tax bill. We learned that we are the only association to receive the refund. We are also the only association which has a special fund for pond maintenance.

We continued snow removal to the 2016 budget and renewed the contract for 2015/2016. The Board believes that this is a safety issue and affordable under the present dues. If we do have a heavy snowfall again, we ask that you park your vehicles in your driveway to ensure complete snow removal on the streets.

Our street lights have been working well. If you have any outages, please call us so we can arrange to have the bulbs changed. There is a number plate on each pole, so please get that number for us to make it easier for Puget Sound Energy to fix them. We again thank Jamie McMillen, a former board member, for her continued work with Puget Sound Energy.

The Board has continued to work hard to keep on top of the foreclosures and the Associations finances. We understand the problems homeowners have and work to see that the yards are maintained to keep everyone's values up as best we can.

At the end 2015, we had only one unnegotiated long term unpaid debt. This house is presently on the market and we have contacted the realtor to make them aware of the fact there is an ongoing lien. The amount owing will be paid to the Association at the closing. You will also note that our legal expenses have increased in 2016 but rest assured, we will recover those costs from the individual delinquent homeowners as per the CC&R's.

Edio Garzes has done a great job in keeping up with the requests for design approvals. The forms are available to all home owners on our website: www.baycrestbirchbay.com. We hope two of you will volunteer to fill out the Design Review Committee tonight.

The WACAI, Washington Community Institute Legal Committee continues to work on a new Home Owners' Association law. Our attorney, Hugh Lewis, is on that committee. Their task is to ensure that the HOA's and home owners are legally protected. The plan was to have the bill ready for the 2014 State House session and they were ready; however, the bill was presented but is still in committee.

Finally, your association could not run as smoothly as it does without your board members and our Webmaster. Susan Langner is our Secretary. Natalie Pacheco is our Vice President, Lori Binskin is now our Treasurer. Our directors are Vida Johnson and Becky Tomlinson. Ian Thompson continues to take care of our pond.

The association continues to be in very good financial shape. This is the 8th year we have been able to maintain the annual dues at \$125 per year. Our Webmaster Mike Klassen, keeps up our website and we are very grateful for all his work.

Treasurers Report:

- Motion to approve 2013 treasurers report by Connie Gitter, Seconded by David Ingulsrud.
 - Motion approved unanimously.
- Motion to approve 2014 treasurers report by David Ingulsrud. Seconded by Becky Tomlinson.
 - Motion approved unanimously.
- Motion to approve 2015 treasurers report by Edio Garzes, Seconded by Jim Grandon.
 - Motion approved unanimously.

Budget 2016:

- Motion to approve the 2016 Budget made by Connie Gitter. Seconded by Jim Grandon.
 - Motion approved unanimously.

Election of Directors:

- Motion made for the election and reinstatement of the board by Jamie McMillen. Seconded by Connie Gitter.
 - Motion approved unanimously.
 - Ginny Benton – President (1 year)
 - Natalie Pacheco – Vice President (2 years)
 - Susan Langner – Secretary (1 year)
 - Lori Binskin – Treasurer (1 year)
 - Becky Tomlinson – Director (1 year)
 - Vida Johnson – Director (2 years)
 - Vacant

Election of Member for the Design Review Committee:

- David Ingulsrud expressed interest in joining Edio Garzes on the Design Review Committee.
- Edio Garzes will be in contact with David Ingulsrud.

Discussion and Questions:

- Lengthy discussion had regarding parking. 2 separate issues were raised. First issue cars parked and blocking the sidewalks. Board will look into the offenders and send reminder letters . 2nd issue amount of cars parked on the street. Suggestion was made to put up 'no parking' signs in areas of the mail boxes, or move the mail boxes. Board is not certain of how realistic and feasible an option either is, but will look into it. Both issues will be addressed in the upcoming Spring Newsletter.
- Suggestion was put forth of having a 'Community Block Party'. Will look into it.
- Soliciting of ideas for the next newsletter. NONE made.
- Wayne Tomlinson discussed his fix for his soggy back yard. It was a relatively low cost fix of \$250 to correct the issue. He placed a drainage ditch from his backyard to the front drainage area. Works like a dream.

Adjourn:

- Meeting was adjourned at 8:20pm
- Edio Garzes moved and David Ingulsrud seconded.

Respectfully submitted by:

Susan Langner

Secretary

January 22, 2016