

BAYCREST PLAT OWNERS ASSOCIATION – ANNUAL GENERAL MEETING

Where: Birch Bay Bible Community Church, 4460 Bay Road

Thursday, January 25, 2018-7:00pm

The annual general meeting for the BAYCREST Plat Owner's Association was called to order at 7:14 by President Ginny Benton. Proof of the NOTICE OF MEETING mailed on 11-13-2017 was established.

Introductions:

- President Ginny Benton introduced all the board members to the homeowners in attendance. Vice President- Natalie Pacheco, Treasurer-Lori Binskin, Secretary-Martha Ward, Design Review Board-Edio Garzes, Director-Shirley Brocklehurst and Director-Vida Johnson. She thanked us all for helping the association run smoothly and working on behalf of all the homeowners.
- Thank you Ian Thompson for taking care of our pond and providing us with a pond report each month. And thanks to Mike Klassen-Webmaster for maintaining our website.

Determination of the presence of a quorum:

- It was determined by the Credentials Committee that there were 14 members in attendance plus 11 proxies for a total of 25 which DID NOT meet the required minimum quorum of 33.

Agenda:

- Unable to approve the set Agenda as no quorum.

Minutes:

- Unable to approve Minutes of the January 26, 2017 AGM meeting minutes as no quorum.

Presidents Report:

Good evening and welcome. For those of you, who are new to the Association we are glad you are here tonight. 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.

The Association received a request from a homeowner on Starfish Lane to remove and relocate the mailboxes that are in front of their home. The Association researched and looked into all that was required. We contacted by mail all the homeowners that would have been affected with this possible move. In the letter we included a Yes or No vote to be sent back to us. The homeowners vote came back with a NO/DO NOT MOVE from present location.

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.

A few years ago we participated in a program with Whatcom County through the BBWARM and had a thorough study of our pond. Our pond did very well, but the willow trees need to be removed, because they are interfering with the water outfall. We have found the original designer and will get with him soon to get some kind of idea what kind of cost this will be. Because of the pond study that we participated in, the homeowners get a small refund on their tax bill. We also learned that we are the only association to receive this refund. We are also the only association which has a special fund for pond maintenance.

The problem with speeders on our streets continues to be a problem. If a homeowner sees a violation please try to get a license number and description of the car. Then notify the Sheriff's department, or if you know who the violator is, because it could be your neighbor, talk to them about the speeding. We have looked into reducing the speed limit and putting in speed bumps but the county will not allow this.

Fireworks in the neighborhood are also another issue that we cannot control. The county would have to make changes here. This is another time to talk to your neighbors and ask for some consideration.

We all like to take our dogs for a walk in the neighborhood. But please do so with consideration to your neighbor's yards by taking along your poop bags for picking up after your pet.

Hugh Lewis has been our attorney but has recently retired. So we are now in the process of finding a new lawyer for our Association. Appointments have been made and some of the board members are participating in the interview process.

The Association continues to be in very good financial shape. This is the 9th year we have been able to maintain the annual dues at \$125.00 per year.

Treasurer Report:

- Treasurer-Lori Binskin reviewed the Treasurer's Report but we were unable to approve any items as no quorum present.
- At the end of 2017, we only have one unpaid homeowner debt.

Budget 2018:

- Treasurer-Lori Binskin reviewed the Budget for 2018 but we were unable to approve any items as no quorum was present.

Discussion and Questions:

- Boats and trailers parked in the driveways. This is a violation of our CC&R's.
- Blackberry bush growing in the greenbelts and causing damage to homeowner's fences. Is this the homeowner responsible or is this something the county should be maintaining?
- Homeowner was asking for 2 general meetings per year. Ginny Benton said we can only have 1 annual general meeting.
- Homeowner was concerned about some homeowners using the greenbelt to throw grass clipping and other yard clipping away. This is a violation of our CC&R's.
- Homeowner was concerned about the budget not having any snow removal itemized with funds. Treasurer-Lori Binskin explained that the resources are in the landscape expense. But also mentioned that the board was going to rethink the distribution of money by adding another line for snow removal/pond expense. Before we do this the board wants to talk to our attorney about this.

Adjourn:

- Meeting was adjourned at 7:40pm

Respectfully submitted by:

Martha Ward-Secretary
January 25, 2018