

Baycrest Homeowners Association Board Minutes

June 19, 2007

Present:

President, Gurpreet Dhillon

Vice President, Ginny Benton

Secretary, Jamie McMillen

Directors at Large: Miguel Alvarez, Ian Thompson, Natalie Pacheco, Dana Bernard, Shirley Brocklehurst

Absent:

Treasurer, Jonathon Rands

Directors at Large: Ken Thompson, Chelle Dunham

CALL TO ORDER

- a. The regular monthly meeting of the Baycrest Homeowners Association (hereinafter BHOA) was called to order at 7:00 on June 19, 2007 by Gurpreet Dhillon, President

APPROVAL OF MINUTES

- a. Correction was made to part 3 section E (old business) "Ginny motioned" was removed
- b. A Motion was made to accept the minutes as amended above, seconded and passed to approve the Minutes of the May 29, 2007 meeting.

OLD BUSINESS

- a. Un-incorporated vs. Incorporated/Non-Profit
 - i. Continued discussion on this issue
 - ii. Unanimously board feels that we should seek out Incorporating. Board will recommend to the homeowners that BHOA incorporate.
 - iii. Ginny volunteered to contact Jonathon about bank account and tax id
 - iv. Miguel and Natalie volunteered to get started on looking at insurance coverage for liability for board members

By-laws

- a. Ginny is working on a draft
- b. Board has been requested to send Ginny issues we would like to see on by-laws
- c. What about our fee structure? HOA fees and design/review fee? Details and procedure will be included.

Collation on construction issues

- a. Ian and Gurpreet have walked around and documented outstanding issues

- b. List will be sent to Homestead by Gurpreet

Design/Review Board

- a. Established procedures: all correspondences will be housed at Shirley's house, form was sent from HS and design review board will update,
- b. CCNR's and Whatcom County Code will be the
- c. Design/review board will not be going back on any of the people prior to the BHOA design board hand-over from Homestead
- c. Form sent for any structural changes only, each reviewed on case-by-case bases. BHOA design board will not require forms/fees for vegetation
- d. Shirley motioned that the design/review fee will now be included in homeowner fee and no long be separate fee. Miguel seconded the motion and it was passed.
- e. How do we take care of the homeowners who do not follow procedure?

New Business:

1. Homeowner Meeting Agenda and/or information mailing:
 - a. Budget
 - b. By-laws
 - c. declaration of design-review board
 - d. treasurer report
 - e. Communication on why we need dues to be higher. (i.e.-design fee, liability, maintenance)
2. Mail boxes
 - a. Miguel will be in charge of our mailboxes keys, and other issues
3. Get-together for BHOA
 - a. Block party in August, possibly combine with informational business meeting
 - b. Block watch meeting included
4. How do we keep owners responsible for the tenants and get corrective action?
 - a. CCNR's talk about remedies
 - b. We need something in the by-laws for repercussions for inappropriate behavior

Adjournment

The next meeting of the Board of Directors will be held at Shirley's on Tuesday, July 17th at 7:00.

There being no further business, the Board Meeting adjourned at 8:33.