

Baycrest Homeowners Association

Board Minutes

August 1, 2007

PRESENT:

PRESIDENT, Gurpreet Dhillon

VICE PRESIDENT, Ginny Benton

SECRETARY, Jamie McMillen

DIRECTORS AT LARGE, Natalie Pachech, Dana Bernard, Ian Thompson,
Chelle Dunham

ABSENT:

TREASURE, Jonathon Rands

Shirley Brocklehurst

Miguel Alvarez

OTHERS PRESENT

Jan Neroy

Jeff Neroy

David Benton

CALL TO ORDER

1. The regular bi-weekly meeting of the Baycrest Homeowners Association (Hereinafter BHA) was called to order at 7:00 on August 1, 2007 by Gurpreet Dhillon

APPROVAL OF MINUTES

1. There were no corrections made on the minutes
2. A Motion was made to accept the minutes by Natalie and seconded by Ian and passed to approve the Minutes of the June , 2007 meeting.

OLD BUSINESS

1. Insurance- quotes were received from 6 different companies
 - a. 4 would not insure due to pond not having a fence
 - b. Natalie recommends that we go with Snapper, Schuler & Kenner (Safeco) because they had the most experience with similar situations the estimate with them is:
\$1,697.00 + directors and officers insurance + an umbrella policy for the pond due to it not having a fence around it
 - c. Discussion around the fence --we will obtain a quote on how much a fence would cost so we can weigh this in with our decision
 - d. We probably need to look into getting insurance ASAP
2. Construction updates-

- a. concrete was repaired, Ian will be doing another walk-through
- b. lights-BHA now have a contact number for maintenance with PSE
- c. BHA has obtained a map of the drainage systems
- 3. Bank Account, Tax ID, Budget—
 - a. David & Ginny Benton have volunteered to get a mailbox, a bank account, and tax ID but will first check with Jonathon to see where he is at on these issues
- 4. Maintenance Quotes
 - a. Jamie will contact Jonathon about getting the maintenance quotes and call the companies
- 5. Design Review Board
 - a. Application for fencing, structures, painting or modifications
 - b. good neighbor fence (dress side out) was chosen due to it being on the CCNR's, how do we word this so that it is fair to everyone- "dress side out on street"
 - c. No chain link fence, no exterior electric fences
 - d. every individual lot is subjective due to layout on lot, and visibility from the street
 - e. the process is to encourage good neighborly communication
 - f. no higher than 6 feet fences, natural wood color stain, or describe the color and it will be reviewed by the board
 - g. Fences can be brought up no further than the back corner of the front porch
 - h. No fences in the front yard
 - i. How do we enforce the rules? (Especially when they don't pay the fines)
 - a. Discussion around fines vs. another action
 - b. Ginny will send more information with regards to leans
 - j. Dana reviewed the draft of the process for enforcing the rules that has so far been discussed
 - k. send recommendations to Design Review Board—with any thoughts, ideas, comments, etc.
 - l. We need an additional person to serve on the DRB--Jan Neroy has volunteered to join
 - m. Board will be given opportunity to respond to DRB applications via e-mail
- 6. By-laws
 - a. copy of the draft by-laws will be sent again with 1 additional week to comment
 - b. CCNR's stipulate the notice of the dues must be sent out by the end of the fiscal year, which are set according to the budget
 - c. add a purpose, vision statement? Will be in the BHA articles of incorporation paper work
- 7. Community Meeting
 - a. September 8th at 1:00~5:00—Gurpreet check with the chambers

- to make sure
- that nothing else in the community will interfere
- b. content to cover: officer structure, by-laws, design review board, access to the board, budget, incorporation, neighborhood watch
- c. Dory Court will be the location- Jamie will talk to neighbors
- d. Pot-luck assign by street (Lighthouse, Nautical court, Outrigger, Seashell, Starfish, Dory) and your own beverage, --Jamie make list and invitation/Gurpreet will make up the agenda/purpose of meeting
- e. BHA will provide meat

4) **NEW BUSINESS**

- a. What a team needs—we are a team and we need to have a common purpose. What do we as BHA need?:
 - Unity
 - Respect
 - Communication (open)
 - responsibility for actions and community (what your decisions play on the community as a whole)
 - rules by which we operate
 - Listen and take time to process
 - understand the decisions that we make and be sure we can justify them
- b. Fees we have
 - Electrical (flat rate for each light)
 - Mail box
- c. We have approx. \$2000 in our account as of when Jim Wynstra was here. We will ask for a current amount for our next meeting
- d. Discussion around their issues with regards to landscaping, boats, motor homes, etc. And what we do about reinforcing the CCNR's

5) **ADJOURNMENT**

The next meeting of the Board of Directors will be held at on **Wednesday, August 22nd at 7:00 with an additional special meeting for the gathering on September 5th. Both meetings will be at Gurpreets residence.**

There being no further business, the Board Meeting adjourned at 9:15