

Baycrest Homeowners Association

Board Minutes

August 28, 2007

PRESENT:

PRESIDENT, Gurpreet Dhillon

VICE PRESIDENT, Ginny Benton

SECRETARY, Jamie McMillen

DIRECTORS AT LARGE, Natalie Pacheco, Ian Thompson, Chelle Dunham

ABSENT:

TREASURE, Jonathon Rands

Shirley Brocklehurst

Miguel Alvarez

Dana Bernard

OTHERS PRESENT

N/A

CALL TO ORDER

1. The regular bi-weekly meeting of the Baycrest Homeowners Association (Hereinafter BHA) was called to order at 7:10 on August 29, 2007 by Gurpreet Dhillon

APPROVAL OF MINUTES

1. Corrections made on the minutes of August 1, 2007 meeting:-Natalie Pacheco name was misspelled, approval of June 19th minutes added, old business #3 Ginny and Gurpreet were assigned the job, adjournment of meeting was made by Gurpreet, 5 i B liens

A Motion was made to accept the minutes with corrections by Ginny and seconded by Natalie and passed to approve the Minutes of the August 1, 2007 meeting.

OLD BUSINESS

1. Ken Thompson's resignation from board –motion was made by Ginny Benton to accept his resignation, Chelle Dunham seconded, motion was accepted with regret. Letter will be added to minutes
2. Shirley Brocklehurst resignation from Design Review Board-motion was made by Ginny Benton to accept her resignation, seconded by Ian Thompson, motion was passed

3. Jan Neroy to Design Review Board –design review board must be elected by homeowners and this issue will be presented at the special meeting,
4. Add letter from Michael and Tracy Clark with regards to Design Review Board
5. Special Meeting/Gathering-
 - a. Must give 14-60 days notice for ratification of budget
 - b. Introduction to who we are including how to contact us
 - c. Tentative date set for September 18, 19, 20
 - d. Budget, incorporation, special assessment, design review board are the major items to cover
 - e. Gurpreet will contact Mike to find out cost and see if we can meet at the church
 - f. Ginny will work on the incorporation information
 - g. Gurpreet will put an agenda together for the meeting
6. Updates on Tax ID, Bank Account, Mail Box-
 - a. Tax ID- 26-0655467
 - b. Bank Account-\$2875 was deposited on 8/13/07
 - i. We need to contact those owners who have not paid
 - c. Mail Box- we have it
7. Insurance-Safeco came out and viewed the pond, they will not allow for an umbrella policy unless homes around the pond are fenced
 - a. Gurpreet has asked if this is the only issue (Natalie will check) with regards to the insurance then we will look into just fencing the one house that is the potential issue
 - b. Chelle motioned, Ginny seconded for us to take the 1 million insurance from Safeco, motioned passed
 - c. Additional 1 million for directors insurance was voted on and accepted
 - i. Fiduciary liability coverage can be added for an annual \$100 A.P. Motion made by Ian to accept, Ginny seconded, motion passed and will be added to the budget
 - d. Ian motioned that if we are able to get the umbrella policy that we approve and accept it, Seconded by Chelle. Motion passed with 1 person waiting until the amount is known
8. Mr. letter was received by the board and will be added to the minutes
9. If someone threatens the board you should not have to deal with it, we need to support each other and suspend judgment add letter to minutes
10. Design Review Board-standards—this will be addressed at the special meeting
11. Maintenance Plan-
 - a. Jamie is still working on getting quotes
 - b. Maintenance companies need to own their own tools

12. By-laws-not addressed at this meeting

4) **NEW BUSINESS**

1. Design Review Board-we are unable to have a design review board, the entire board will serve as the design review board until we hold a special meeting for the HOA to elect members to the DRB
2. Budget- draft was reviewed, some items were added: incorporation expenses, accounting fee, CAI membership fees, add reserve at \$0 for this budget
 - a. Based off revised budget have a special assessment and reason why we need the assessment
 - b. Motion was made to accept the amended proposed budget was made by Ginny Benton and seconded by Jamie McMillen motion was approved
3. Special Assessment Notice will be sent out by Friday
4. Block Watch-this will be turned over to each individual street, we will ask for people at the special meeting, Natalie will see if the Sherriff will come to the community meeting
5. Next steps and plan for next meeting-next meeting will be the community meeting on Sept. 18, 19, 20
6. Additional Items: none at this time

5) **ADJOURNMENT**

The next meeting of the Board of Directors will be held at on **October 23rd at 7:00 tentatively at the church.**

Chelle motioned for the meeting to be adjourned, seconded by Natalie. There being no further business, the Board Meeting adjourned at 8:33