

BAYCREST PLAT OWNERS ASSOCIATION

Annual General Meeting January 24, 2008 Beachwood Resort

The Annual General Meeting for the BAYCREST Plat Owners' Association was called to order at 7:12 p.m. by President Gurpreet Dhillon. Proof of the Notice of Meeting was established by Secretary Jamie McMillan.

It was determined by the Credentials Committee that there were 32 members in attendance plus 9 proxies, meeting the required quorum.

Minutes of the April 3, 2007 Founding Meeting were presented.

Motion: Mickey Masdeo moved the approval of the Minutes of the April 3, 2007 meeting. Seconded by Donna Baker. Motion was approved.

Unfinished Business: The tabled motion regarding the fencing of the retention ponds was brought to the floor. After some further discussion,

**Motion: Carl Nelson called for the question.
Motion approved.**

Motion: Carl Nelson moved the approval of the fencing around the retention ponds. Seconded by Connie Gitter. Motion was defeated 29 against, 13 for.

The Treasurer's Report was presented by Acting Treasurer Ginny Benton. Reports attached.

Revenue for the Year	\$8,338.08
Expenses for the Year	<u>\$7,036.62</u>
Year End balance	\$1,301.42

Motion: Moved by Paul Baker, seconded by Pat Rogers that the Treasurer's Report be approved unanimously as presented.

The 2008 Budget was presented by Acting Treasurer Ginny Benton. Report Attached.

Motion: Moved by Paul Baker, seconded by Mickey Masdeo to approve the 2008 Budget resulting in an Annual Dues of \$71.08 per lot. Motion passed unanimously.

Motion: To waive the 2007 Audit moved by Mickey Masdeo, seconded by Paul Baker. Motion passed.

The Executive presented the new By-laws. These were developed with the aid of the Association's attorney, Hugh Lewis. These were distributed to the membership prior to the Annual General Meeting.

Motion: Remove all reference to a property manager moved by Pat Rogers, seconded by Muriel Dobbs. Passed 33 for, 1 against.

Motion: Moved by Lynn Rose in Article 7.5, remove 10 days and replace with 35 days. Motion seconded by Mrs. Dana Bernard. Motion approved.

Motion: Carl Nelson moved that there be clarification to Article 8.4.3 to state reasonably available for the express purpose of the Association. Add the privacy item. Seconded by Connie Gitter. Motion passed 31 for and 1 against.

Motion: To approve the By-laws for the BAYCREST Plat Owners' Association as amended moved by Pat Rogers, seconded by Muriel Dobbs. Motion passed 31 for, 11 against.

The BAYCREST Plat Owners' Association Design Standards were presented for discussion. The main discussion took place regarding the issue of fencing and "dress side out." Since the present constructed fences have both dress side in and out as well as some pre-fabricated fences, it is to be left to the Design Review Committees discretion. No motion.

Motion: Lisa Guthrie moved that the Design Standards be approved as presented. Seconded by Miguel Alvarez. Motion passed, 32 in favor, 2 against.

The election of a 9th Director of the Board took place. Connie Gitter's name was placed on the ballot. Election was 30 for 0 against. Connie Gitter was elected.

The election of a new member of the Design Review Committee took place. Paul Baker's was nominated. Paul Baker was elected to the Design Review Committee.

During Question Period, two issues came up for discussion. The first was personal basketball hoops blocking the sidewalks and sitting in the gutters. It was pointed out that basketball hoops must be on your own personal property and not infringing on the public spaces. The second issue discussed was that of trucks and trailers in driveways. There have been many complaints about people parking over-sized trucks, tent trailers, motorhomes, and boats on trailers in their driveways. None of these items are allowed in the BAYCREST Plat CC & Rs. However, until the Board

establishes a schedule of fines and procedures, nothing corrective can be done, except asking the owners to remedy the problem. The Board will establish a schedule of fines and correct procedures during the next year.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by,

Ginny Benton