

BAYCREST PLAT OWNERS ASSOCIATION
Board of Directors Minutes
September 30, 2008

This is a regular board meeting, rescheduled from September 9, 2008, held on September 30, 2008 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, WA.

Meeting was called to order at 7:02p.m by the president, Gurpreet Dhillon.

In Attendance: President - Gurpreet Dhillon
Vice President – Ginny Benton

Directors: Shirley Brocklehurst
Connie Gitter
Jamie McMillen
Ian Thompson

Absent: Chelle Dunham

Minutes of the August 18, 2008 meeting were reviewed by the members present. The motion was made by Ginny Benton and seconded by Ian Thompson to approve the minutes of August 18, 2008. The motion passed unanimously.

Ginny Benton submitted the Treasurer’s report in Chelle Dunham’s absence.

Balance	\$3,898.93
Income	
	134.32
	134.32
	98.08
	159.32
	<u>134.32</u>
	\$4,559.29
Outstanding Bills	
Insurance	\$3,230.00
Landscaping	352.31
PSE	<u>275.84</u>
	\$3,858.15
Balance	\$ 701.14
Accounts Receivable	
	<u>895.12</u>
	\$1,596.26

Please note that there remains an outstanding Account Receivable for legal fees incurred during the Dunham transaction. Amount yet to be specified.

The Bank of America checking account has been closed. Ginny Benton will meet with Chelle Dunham to discuss small claims court action for nonpayment of owners.

There is one owner that has not paid his 2007 fees, two that have not paid the 2007 special assessment fees and 2008 fees and six that have not paid the 2008 fees.

Shirley Brocklehurst moved that we accept the Treasurer's Report as presented, seconded by Ian Thompson. Motion passed unanimously.

Correspondence

The Board received a letter from _____ dated September 9, 2008 with concerns about congestion of parked cars on Starfish Lane was read to the board members. Connie Gitter will send a letter acknowledging receipt and notifying the concerned owner that the board is aware and will work on a solution in accordance with our CC & Rs.

Letters are to be sent to non compliant owners of the Bylaws and CC&Rs governing this association in accordance with the RCWs. (Revised Code of Washington) If not paid after the last notice, the matter will then be sent to small claims court.

1 to 15 days late- \$ 25.00
16 to 30 days late- \$ 50.00
31 to 45 days late- \$100.00
46 to 60 days late- \$200.00

After the 60th day and nonpayment, the owner shall be taken to small claims court. Ginny Benton moved that we accept this schedule and was seconded by Shirley Brocklehurst. The motion passed unanimously.

Shirley Brocklehurst has volunteered to be the compliance officer for non compliant owners.

COMMITTEE REPORT *Design Review Board*

The Design Review Board has approved all applications. The DRB will be asked for a remedy for non compliant owners.

BLOCK WATCH

The pamphlets are copied. Paul Baker and Ken Gitter will be taking the pamphlets to each home and introducing themselves to our community.

GROUNDS

Signs for the retention pond will cost \$40.00 each. Three signs will be ordered and posted by Ian Thompson.

Weeds are growing where the plants were placed on the entrance located by Bay Rd. and Seashell Way. Shirley Brocklehurst volunteered to spray week killer on the area.

Ginny Benton will request the landscapers take over the caring of the Bay Road and Seashell Way area.

ESTABLISHED COMMITTEE ROLES AND RESPONSIBILITIES

Gurpreet Dhillon contacted the welcoming committee by email with no response. Shirley Brocklehurst and Jamie McMillen will be contacting new owner and contact the welcoming committee.

NEW BUSINESS

None to report

COLLABORATION BAY CREST NORTH

Gurpreet attempted to contact the Bay Crest North HOA with no response.

OTHER BUSINESS

A proposed date for the Annual General Meeting is January 20th 2009. Shirley Brocklehurst will check to see if we can hold the room at the Beechwood Resort.

The next board meeting will be held 7pm Tuesday, October 14, 2008 at Connie Gitter's home.

Motion to adjourn the Board meeting at 8:03 pm was made by Jaime McMillen and seconded by Ginny Benton.

Respectfully submitted by

Connie Gitter
Secretary