

BAYCREST PLAT OWNERS' ASSOCIATION  
Board of Directors Minutes  
October 13, 2009

This is a regular board meeting held on October 13, 2009 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:07 p.m. by the President, Ginny Benton

In Attendance:	President	Ginny Benton
	Vice President	Dana Bernard
	Treasurer-	Michelle Cavadini
	Secretary	Connie Gitter
	Directors	Ian Thompson
		Theresa Robinson
		Jamie McMillen

A motion was made by Ian Thompson and seconded by Michelle Cavadini to approve the minutes of Sept. 8, 2009. Motion passed unanimously.

**Homeowners Forum and /or Appeals**

No home owners in attendance. None to report

**Treasurer's Report**

Balance Sheet August 31, 2009

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	7,362.18	
CD	1,000.00	
Accounts Receivable	<u>2,125.50</u>	
TOTAL CURRENT ASSETS		10,487.68

PROPERTY AND EQUIPMENT

Total Property and Equipment	0.00
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OTHER ASSETS

Total Other Assets	<u>0.00</u>
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TOTAL ASSETS	<u>\$ 10,487.68</u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

Accounts Payable	\$	
Total Current Liabilities		0.00

LONG—TERM LIABILITIES

Total Long-Term Liabilities	<u>0.00</u>
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Total Liabilities		0.00
CAPITAL		
Retained Earnings	388.12	
Net Income	<u>10,099.56</u>	
TOTAL CAPITAL		<u>10,487.68</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>10,487.68</u>

INCOME STATEMENT  
FOR THE THREE MONTHS ENDING August 31, 2009

Revenues	Current Month		Year to Date			
Sales-Home Owner Dues	\$	0.00	0.00	\$	16,875.00	100.00
Total Revenues		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
Cost of Sales						
Total Cost of Sales		<u>0.00</u>	0.00		<u>0.00</u>	0.00
Gross Profit		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
Expenses						
Legal Fees		0.00	0.00		732.00	4.34
Supplies Expense		0.00	0.00		22.09	0.13
Postage & Shipping Expense		0.00	0.00		137.75	0.82
Maintenance Expense		0.00	0.00		45.00	0.27
Printing Expense		0.00	0.00		85.25	0.51
Web Site		0.00	0.00		95.40	0.57
Bank Charges		0.00	0.00		11.60	0.07
Other Expense		0.00	0.00		279.40	1.66
Electric Power		308.23	0.00		2,464.09	14.60
Ground Maintenance		<u>385.18</u>	0.00		2,902.86	17.20
Total Expenses		<u>693.25</u>	0.00		6,775.44	40.15
Net Income	\$	<u>(693.25)</u>	0.00	\$	<u>10,099.56</u>	59.85

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Balance Sheet September 30, 2009

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	7,362.18
CD	1,000.00
Accounts Receivable	<u>2,125.50</u>

TOTAL CURRENT ASSETS	10,487.68
PROPERTY AND EQUIPMENT	
Total Property and Equipment	0.00
OTHER ASSETS	
Total Other Assets	<u>0.00</u>
TOTAL ASSETS	<u>\$ 10,487.68</u>

LIABILITIES AND CAPITAL

CURRENT LIABILITIES		
Accounts Payable	\$	
Total Current Liabilities		0.00
LONG—TERM LIABILITIES		
Total Long-Term Liabilities		<u>0.00</u>
Total Liabilities		0.00
CAPITAL		
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TOTAL CAPITAL		<u>10,487.68</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>10,487.68</u>

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Net Income	<u>\$ 0.00</u>	0.00	<u>\$ 10,099.56</u>	59.85

Connie Gitter moved that we accept the Treasurer's Report, seconded by Ian Thompson. Motion passed unanimously. Letters have been sent out to all fourteen unpaid owners.

Insurance payments- The insurance for General Liability for the Association, Directors and Officers is due. Motion made by Connie Gitter and seconded by Jamie McMillan to pay this bill to Snapper Shuler of \$2990.00. Motion passed unanimously.

### **Correspondence**

None to report

### **Committee Reports**

*Design Review Board* – Application was submitted by Mr. Rands. Mr. BJ McMillen has volunteered to be on the Design Review Board. Motion to accept Mr. McMillen for the Design Board was made by Ginny Benton and seconded by Michelle Cavadini. Motion passed unanimously.

*Block Watch*- Couple of speeding vehicles going through Outrigger Loop has been reported to Ken Gitter.

*Grounds*- The association is in the process of obtaining bids for 2010.

*Budget Committee*- The budget committee will consist of Ginny Benton, Micelle Cavadini, Shirley Brocklehurst & Mickey Masdeo. Ginny Benton will try to get one more person to be a part of this committee. The December 8<sup>th</sup> Board meeting will hold the vote by the board on the budget so it will be ready for the Annual General Meeting on January 20, 2010.

### **Old Business**

*CC&R's compliance & enforcement*- A letter was sent on October 9, 2009 to \_\_\_\_\_ at \_\_\_\_\_ concerning an inoperable car.

*Birch Bay Watershed*- The next meeting will be held on October 21, 2009. Ginny Benton will attend. The application submitted by Ginny Benton on behalf of this association has been

approved. All owners in this association will be getting some form of reduction regarding this part of their taxes.

*Grounds Keeping Bids-* Jamie McMillen contacted seven companies for bids on the grounds. Two have not yet set appointment dates. They must be licensed, insured and bonded. Once the bids are in, the board will review them and vote on the company for following next year.

### **New Business**

*Non-Profit Corporation Report-* Report is due at the end of the month. The association will need the tax report and Ginny Benton will be in charge of this item.

*Annual General Meeting-* The Annual General Meeting will be held on January 20, 2010. The location is Beachwood at 7pm.

*Outrigger Ditch-* Ginny Benton will send a formal complaint to the county concerning the ditch behind Outrigger Loop and Seashell Way.

*Retention Pond-* Ian Thompson will get a rough estimate of what the cost may be for dredging the pond when it comes necessary to do so.

*Owners that backup to DB Johnson area and back trail-* Connie Gitter and Ginny Benton will be writing a reminder to owners to not dump clipping, trash, etc. into these areas due to complaints received.

The next board meeting will be held 7pm Tuesday, November 10, 2009 at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 7:52 pm was made by Jamie McMillan.

Respectfully submitted by

Connie Gitter  
Secretary