

BAYCREST PLAT OWNERS' ASSOCIATION  
Board of Directors Minutes  
November 10, 2009

This is a regular board meeting held on November 10, 2009 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:02 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
	Absent	Jamie McMillen

A motion was made by Michelle Cavadini and seconded by Ian Thompson to approve the minutes of October 13, 2009. Motion passed unanimously.

**Homeowners Forum and /or Appeals**

No home owners in attendance. None to report

**Treasurer's Report**

Balance Sheet October 31, 2009

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	3,373.19	
CD	1,000.00	
Accounts Receivable	<u>1,516.13</u>	
<b>TOTAL CURRENT ASSETS</b>		5,889.32

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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<b>TOTAL ASSETS</b>	<u>\$ 5,889.32</u>
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LIABILITIES AND CAPITAL

CURRENT LIABILITIES

Accounts Payable	\$	
<b>Total Current Liabilities</b>		0.00

LONG—TERM LIABILITIES

Total Long-Term Liabilities	<u>0.00</u>
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Total Liabilities		0.00
<b>CAPITAL</b>		
Retained Earnings	584.87	
Net Income	<u>5,304.45</u>	
<b>TOTAL CAPITAL</b>		<u>5,889.32</u>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	\$	<u>5,889.32</u>

INCOME STATEMENT  
FOR THE THREE MONTHS ENDING October 31,2009

Revenues	Current Month		Year to Date			
Sales-Home Owner Dues	\$	0.00	0.00	\$	16,875.00	100.00
<b>Total Revenues</b>		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
<b>Cost of Sales</b>						
Total Cost of Sales		<u>0.00</u>	0.00		<u>0.00</u>	0.00
<b>Gross Profit</b>		<u>0.00</u>	0.00		<u>16,875.00</u>	100.00
<b>Expenses</b>						
Legal Fees		50.00	0.00		782.00	4.63
Supplies Expense		0.00	0.00		22.09	0.13
Postage & Shipping Expense		0.00	0.00		137.75	0.82
Printing Expense		0.00	0.00		110.45	0.65
Web Site		0.00	0.00		95.40	0.57
Bank Charges		0.00	0.00		10.60	0.06
Other Expense		10.00	0.00		289.40	1.71
Electric Power		298.00	0.00		3,074.46	18.22
Liability Insurance		2,990.00	0.00		2,990.00	17.72
Ground Maintenance		<u>770.36</u>	0.00		<u>4,058.40</u>	24.05
<b>Total Expenses</b>		4,118.86	0.00		11,570.55	68.57
<b>Net Income</b>	\$	<u>(4,118.86)</u>	0.00	\$	<u>5,304.45</u>	31.43

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.

*Members NOT in Good Standing-* Fourteen letters have been sent out for non-payment of dues. Three have paid. A letter written by the association's attorney will be sent to all non payees and if owners do not pay will then move to lien if not paid. To record a lien the cost is \$64.00 which will be charged back to the owner.

*Insurance payments-* Insurance has been paid.

## **Correspondence**

None to report

## **Committee Reports**

*Design Review Board* – None to Report

*Block Watch*- None to Report

*Grounds*- None to report.

*Budget Committee*- The budget committee will consist of Ginny Benton, Michelle Cavadini, Shirley Brocklehurst & Micky Masdeo. Ginny Benton will try to get one more person to be a part of this committee. The meeting will be set by Ginny Benton for next week.

## **Old Business**

*CC&R's compliance & enforcement*-

A letter was sent on October 9, 2009 to \_\_\_\_\_ at \_\_\_\_\_ concerning an inoperable car. \_\_\_\_\_ came by Connie Gitter's home on Nov. 4<sup>th</sup> to speak to her on his letter concerning the inoperable car. He is in the process of getting a new pink slip as they lost the original. They plan on donating it once the document arrives. He also suggested that we put a phone number on our letters. Suggestion is to put Michelle Cavadini's phone number on the website as well as email addresses of Connie Gitter and Ginny Benton.

*Letters sent to litterers* - Connie Gitter dropped notes to all home that have back lots facing Baycrest North and South concerning littering. These homes are located on Lighthouse Dr., Seashell Way and Outrigger Loop. Also there are a few on Nautical Court.

*Birch Bay Watershed*- This association is the first one to apply for any reduction in their taxes. 10% of BBWARM Tax is to be refunded to each homeowner. Ginny Benton is on the mailing list for the BBWARM.

Ian Thompson and Ginny Benton will attend training for the retention pond. The association will not have to apply again for this tax refund as long as the retention reports are submitted each year.

*Grounds Keeping Bids*- The budget committee will review the bids by the companies that responded to our request and submit their suggestions to the board for discussion.

*Taxes* The taxes are at the accountant's office. Her name is Orphalee Smith.

*Complaint to County regarding D. B. Johnson ditch-* Ginny Benton has not received a reply. She will follow up on the situation.

*Non-Profit Corporation Annual Report* – The Annual Report was sent last month to Olympia by Ginny Benton.

*Annual General Meeting-* January 20, 2010 Beachwood 7pm

-Budget needs to be ready for Dec. 8<sup>th</sup> meeting

-Mailing to go out including budget on Dec. 29th

### **New Business**

*Master keys for mailboxes-* This association is responsible for all master keys for the mailboxes. Ginny Benton matched most, but is missing all keys for Box 1. Also some other keys are also missing in other areas. Ginny Benton will contact Homestead to ask the whereabouts of the rest of these keys.

The next board meeting will be held 7pm Tuesday, December 8, 2009 at Connie Gitter's home located at 4819 Starfish Lane, following the January 12<sup>th</sup> meeting prior to the AGM on January 20, 2010.

The three people up for re-election are Ginny Benton, Ian Thompson and Theresa Robinson.

Motion to adjourn the Board meeting at 8:02 pm was made by Connie Gitter.

Respectfully submitted by

Connie Gitter  
Secretary