

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
December 8, 2009

This is a regular board meeting held on December 8, 2009 @ 7:00 p.m. at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:06 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 Dana Bernard to approve the minutes of November 10, 2009. Motion passed unanimously.

Homeowners Forum and /or Appeals

No home owners in attendance. left a message on Connie Gitter's phone that he is in the process of getting rid of the car in his driveway.

Treasurer's Report

Balance Sheet November 30, 2009

ASSETS

CURRENT ASSETS

Reg. Checking Acct- BB	2,878.15	
CD	1,000.00	
Accounts Receivable	<u>1,366.13</u>	
TOTAL CURRENT ASSETS		5,244.28

PROPERTY AND EQUIPMENT

Total Property and Equipment		0.00
------------------------------	--	------

OTHER ASSETS

Total Other Assets		<u>0.00</u>
--------------------	--	-------------

TOTAL ASSETS	\$	<u><u>5,244.28</u></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		<u>0.00</u>
CAPITAL		
Retained Earnings	584.87	
Net Income	<u>4,659.41</u>	
TOTAL CAPITAL		<u>5,244.28</u>
TOTAL LIABILITIES & CAPITAL	\$	<u>5,244.28</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	\$	16,375.00	97.04
Late Chgs.fees		0.00	0.00		500.00	2.96
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		782.00	4.63
Office Supplies		0.00	0.00		61.72	0.37
Postage Expense		0.00	0.00		137.75	0.82
Corporate License Expense		0.00	0.00		10.00	0.06
Pond Maintenance Expense		0.00	0.00		45.00	0.27
Printing Expense		0.00	0.00		110.45	0.65
Web Site Hosting		0.00	0.00		95.40	0.57
Bank Charges		0.00	0.00		10.60	0.06
Other Expense		0.00	0.00		144.65	0.86
Electric Power –Street lights		300.10	0.00		3,674.50	21.77
Liability Insurance		0.00	0.00		2,990.00	17.72
Landscaping & Grounds Maint_		<u>0.00</u>	0.00		<u>4,153.52</u>	24.61
Total Expenses		300.10	0.00		12,215.59	72.39
Net Income	\$	<u>(300.10)</u>	0.00	\$	<u>4,659.41</u>	27.61

Connie Gitter moved that we accept the Treasurer’s Report, seconded by Ian Thompson. Motion passed unanimously.

Members NOT in Good Standing- There are 10 unpaid dues.

Correspondence

None to report

Committee Reports

Design Review Board – None to Report

Block Watch- None to Report

Grounds- Ian Thompson and Dana Bernard will be looking into the approximate amount that will be a starting point for dredging the pond. The Association must have the extra money for when this becomes necessary.

Budget Committee- The budget committee met on 11/17, 11/24 and 12/7 which consisted of Ginny Benton, Michelle Cavadini & Micky Masdeo.

Old Business

CC&R's compliance & enforcement-

Connie Gitter received another call concerning the car on Dory Ct. The owner did not give a specific date that the car will be removed, but is working on the issue.

Birch Bay Watershed- None to report except that all owners in this Association should be receiving a small refund from the county.

Grounds Keeping Bids- A motion by Connie Gitter and seconded by Dana Bernard to award the grounds keeping contract to North County Lawn Service passed unanimously. The contract for 12 months is \$305 per month plus tax totaling \$3,971.10. This is roughly a \$1,000.00 reduction from 2009.

Taxes- No taxes are due for 2007 or 2008. Returns for years 2007 and 2008 have been filed.

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

Annual General Meeting- January 20, 2010 Beachwood 7pm

-Notice mailing to go out including budget next week

-2010 Dues invoice by December 29th

-Members of the board plan on a phone tree to notify people of the Annual General meeting.

New Business

Budget- Motion made by Connie Gitter to have the dues remain the same as last year at \$125.00 per home was seconded by Ian Thompson. Motion passed unanimously. The budget is \$16,375.

Master keys for mailboxes- All keys for box 1 are missing. Any owner that has lost their key for their mailboxes will have to pay for replacement. Ginny Benton will ask for any missing keys for copying as the Association is responsible to have a master key for every home.

Yards- The home on Dory Ct and home on Outrigger have had complaints concerning unmowed yards. Letters will be sent out concerning this issue.

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

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

Motion to adjourn the Board meeting at 8:39 pm was made by Jamie McMillen.

Respectfully submitted by

Connie Gitter
Secretary