

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
November 17, 2011

This is a regular board meeting held on September 17, 2010 at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

The Board did not have a meeting in October. We did not have a quorum.

Meeting was called to order at 7:10 p.m. by the President, Ginny Benton

In Attendance:	President	Ginny Benton
	Vice President	Ian Thompson
	Secretary	Connie Gitter
	Director	Theresa Robinson
	Absent	Jamie McMillen & Treasurer Michelle Cavadini

A motion was made by Ian Thompson and seconded by Theresa Robinson to approve the minutes of September 22, 2010. Motion passed unanimously.

Homeowners Forum and /or Appeals

No home owners in attendance.

Treasurer's Report

Baycrest Plat Owners' Association
Balance Sheet
September 30, 2011

ASSETS

Current Assets		
Reg. Checking Acct - BB	\$	12,425.89
Reserve For Pond Maintance		4,014.18
Accounts Receivable - Dues		2,378.04
Accts Rec. - Reccoverable Chgs		1,005.65
		<u>19,823.76</u>
Total Current Assets		19,823.76
Property and Equipment		
		<u>0.00</u>
Total Property and Equipment		0.00
Other Assets		
		<u>0.00</u>
Total Other Assets		0.00
Total Assets	\$	<u><u>19,823.76</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
		<u>0.00</u>
Total Current Liabilities		0.00
Long-Term Liabilities		
		<u>0.00</u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	8,415.90
Net Income		11,407.86
		<u>19,823.76</u>
Total Capital		19,823.76
Total Liabilities & Capital	\$	<u><u>19,823.76</u></u>

Unaudited - For Management Purposes Only

For the Nine Months Ending September 30, 2011

	Current Month	Year to Date
Revenues		
Sales-Home Owners Dues	\$ 0.00	\$ 16,375.00
Late Charges	0.00	325.00
Interest Income	1.01	3.61
Total Revenues	<u>1.01</u>	<u>16,703.61</u>
Cost of Sales		
Total Cost of Sales	<u>0.00</u>	<u>0.00</u>
Gross Profit	<u>1.01</u>	<u>16,703.61</u>
Expenses		
Legal Expenses	75.00	225.00
Collection Expenses	(1,352.03)	(636.72)
Supplies Expense	0.00	89.92
Mailing Expense/P.O. Box	0.00	213.16
Printing & Reproduction Exp	0.00	68.93
Annual Meeting Expense	0.00	12.35
Misc Expense	0.00	129.26
Street Lights (PSE)	0.00	2,546.41
Landscaping Expense	0.00	2,647.44
Total Expenses	<u>(1,277.03)</u>	<u>5,295.75</u>
Net Income	<u>\$ 1,278.04</u>	<u>\$ 11,407.86</u>

For Management Purposes Only

ASSETS
October 31, 2011

Current Assets

Reg. Checking Acct-BB	\$ 9,147.84
Reserve for Pond Maintenance-	4,014.18
Accounts Receivable-Dues	1,608.08
Accts Rec. Recoverable Charges	<u>1,525.41</u>

Total Current Assets 16,295.51

Property and Equipment	_____	0.00
Total Property and Equipment		
Other Assets	_____	0.00
Total Other Assets		<u>0.00</u>

Total Assets \$ 16,295.51

LIABILITIES AND CAPITAL

Current Liabilities	_____	0.00
Total Current Liabilities		
Long-Term Liabilities	_____	0.00
Total Long -Term Liabilities		<u>0.00</u>
Total Liabilities		0.00

Capital	
Retained Earnings	\$ 8,415.90
Net Income	<u>7,879.61</u>
Total Capital	<u>16,295.51</u>

Total Liabilities & Capital \$ 16,295.51

Income Statement

For the Ten Months Ending October 31, 2011

Revenues	Current Month	Year to Date		
Sales-Home Owners Due	\$ 0.00	0.00	\$ 16,375.00	98.03
Late Charges	0.00	0.00	325.00	1.95
Interest Income	<u>0.00</u>	0.00	<u>3.61</u>	0.02
Total Revenues	<u>0.00</u>	0.00	<u>16,703.61</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>16,703.61</u>	100.00
Expenses				
Legal Expenses	150.00	0.00	375.00	2.25
Collection Expenses	146.00	0.00	(782.72)	(4.69)
Supplies Expenses	0.00	0.00	89.92	0.54
Mailing Expenses/P.O. Box	0.00	0.00	201.10	1.20
Printing & Reproduction Exp	0.00	0.00	68.93	0.41
Annual Meeting Expense	0.00	0.00	12.35	0.07
Misc Expense	10.00	0.00	139.26	0.83
Street Lights (PSE)	321.28	0.00	2,867.69	17.17
Insurance-General & Liability	3,063.00	0.00	3,063.00	18.34
Landscaping Expense	<u>330.93</u>	0.00	<u>2,978.37</u>	17.83
Total Expenses	<u>4,021.21</u>	0.00	<u>9,012.90</u>	53.96
Net Income	\$ <u>(4,021.21)</u>	0.00 \$	<u>7,690.71</u>	46.04

Motion by Ian Thompson and seconded by Connie to approve the September and October 2011 Treasurer's report. The motion passed unanimously.

There are four active liens to date. A motion to remove the lien on the home, address was made by Ian Thompson and seconded by Theresa Robinson. The motion passed unanimously.

A motion to move \$1000.00 to the Pond Account was made by Connie Gitter and seconded by Ian Thompson. The motion passed unanimously.

Correspondence

None to Report

Committee Reports

Design Review Board –

None to Report

Block Watch-

None to Report

Stormwater Pond Report-

Ian Thompson has submitted all reports and the Annual Report were faxed to the County.

Old Business

CCR's compliance & enforcement-

A motion to charge the owner of _____ for the clean-up and mowing of the lawn in the amount of _____ was made by Ian Thompson and Connie Gitter. The vote was 3 for and 1 against. Motion passed. A Motion to place a lien for the amount of _____ was made by Connie Gitter, seconded by Ian Thompson. The vote was 3 for and 1 against. Motion passed.

Baycrest South ditch-

Ginny Benton spoke to the County about the South ditch. Permits are required. A bid will put before the owners affected. All owners must agree or the project will not proceed.

Ginny will also email Erika from BBWARM concerning the backup in the ditch off Jackson and Seashell on Bay Road.

Trellis on Fence-

Owners are allowed a 6ft fence without a permit. Owners may apply to the County for a permit to increase the height to 7ft. Both a 6 or 7 foot fence would not cover trailers which may be taller and would be in violation of the CC&R -5.1.4 .

NEW BUSINESS

Grounds-

A motion to Approve North County to care for the grounds for next year was made by Ian Thompson and seconded by Connie Gitter. The motion passed unanimously. The amount is \$305 per month plus tax.

A motion by Connie Gitter and seconded by Ginny Benton to send a letter to _____ concerning the trailer in the front driveway was put to a vote. The vote was 3 yes, 1 no. Motion passed.

The next board meeting is scheduled for Tuesday December 13, 2011, 7PM at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 8:30 pm was made Connie Gitter.

Respectfully submitted by

Connie Gitter
Secretary