

BAYCREST PLAT OWNERS' ASSOCIATION
Board of Directors Minutes
February 21, 2012

This is a regular board meeting held on February 21, 2012 at the home of Connie Gitter, 4819 Starfish Lane, Blaine, Wa.

Meeting was called to order at 7:12 p.m. by the President, Ginny Benton

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| In Attendance: | President | Ginny Benton |
| | Vice President | Ian Thompson |
| | Treasurer | Michelle Cavadini |
| | Secretary | Connie Gitter |
| | Director | Jamie McMillen |

A motion was made by Ian Thompson and seconded by Michelle Cavadini to approve the minutes of January 10,2012. Motion passed unanimously.

Homeowners Forum and /or Appeals

Theresa Robinson and Natalie Pacheco in attendance. Theresa Robinson wanted to state her opinion of the difference between a Open meeting and a Executive meeting.

Treasurer's Report

Motion by Ian Thompson and seconded by Connie Gitter to approve the Januarys Treasurer's report. The motion passed unanimously.

Elections

At the Annual General meeting there were 15 owners and 6 proxies which determined no quorum present.

Motion by Connie Gitter and seconded by Ian Thompson to hold the number of Board member to Seven passed unanimously.

Ginny Benton removed herself from chair for the elections. Stepping in for her is Jamie McMillen.

Motion by Ian Thompson and seconded by Michelle Cavadini to elect Ginny Benton as President. Motion passed unanimously.

Ginny Benton resumed the Chair and conducted the rest of the meeting.

Motion by Jamie McMillen and seconded by Michelle Cavadini to elect Ian Thompson as Vice President. Motion passed unanimously.

Motion by Jamie McMillen and seconded by Ginny Benton to elect Connie Gitter as Secretary. Motion passed unanimously.

Motion by Connie Gitter and seconded by Ian Thompson to elect Michelle Cavadini as Treasurer. Motion passed unanimously.

Motion by Ian Thompson and seconded by Michelle Cavadini to appoint to the position as Board members Natalie Pacheco and Tracie Roemer passed unanimously.

Liens

There are five liens now in place for the _____ and _____ homes.

The closing company made an error on the _____ home. Motion by Ian Thompson, seconded by Natalie Pacheco to waive the \$25.00 late fee passed unanimously.

Ginny Benton will discuss the _____ home lien with the Attorney.

Correspondence

None

Accounting computer program

The cost for Peachtree accounting computer program update cost is \$289.00. This was already approved at a previous board meeting.

Committee Reports

Design Review Board – None to Report

Block Watch- None to Report

Stormwater Pond Report-

Ian Thompson gave the updated reports to Connie. Ian reported that the Storm water Retention Pond is in working order.

Certified Letters/Registered Letters

A motion by Michelle Cavadini seconded Ian Thompson to hold off on letters to owners in violation of the CC&Rs, in regards to time restraints on certified and registered letter issuances as stated in the By-Laws until the attorney can be contacted. This motion passed unanimously.

Trailer issue

_____ stated she had permission from _____ to put the trailer behind the fence when they purchased their property. _____ and _____ left the board meeting for this session.

Board Meeting recessed to Executive Section at 8:15pm. Executive Session closed at 8:30pm.

_____ and _____ returned to the meeting after the Executive Session to resume the Board meeting.

Old Business

Baycrest South ditch-

Ian Thompson will be looking into the estimate for the ditch as well as finding out the length of the area of concern.

The next board meeting is scheduled for Tuesday March 13, 2012, 7PM at Connie Gitter's home located at 4819 Starfish Lane.

Motion to adjourn the Board meeting at 8:57 pm was made Jamie McMillen.

Respectfully submitted by

Connie Gitter
Secretary