

# BAYCREST PLAT OWNERS ASSOCIATION - ANNUAL GENERAL MEETING

Thursday, January 26, 2017

The annual general meeting for the BAYCREST Plat Owner's Association was called to order at 7:10pm by President Ginny Benton. Proof of the NOTICE OF MEETING mailed on December 13, 2016 was established.

## Determination of the presence of a quorum:

- It was determined by the Credentials Committee that there were 16 members in attendance plus 9 proxies for a total of 25 which DID NOT meet the required minimum quorum of 33.

## Agenda:

- Unable to approve the set Agenda as no quorum.

## Minutes:

- Unable to approve the minutes of the January 21, 2016 AGM meeting minutes as no quorum.

## PRESIDENTS REPORT:

*Good evening. For those of you who are new to the Association, welcome. The board meets monthly, with the exception of the month of August, to ensure the smooth running of your association and to make certain that issues are dealt with in a timely manner.*

*Our pond continues to be in good shape. Last year we participated in a thorough study of the pond and its functionality. The study was conducted by Whatcom County through the BBWARM program. We did very well, but needed to remove willow trees interfering with the outfall. This year we will be contacting the original designer of the berm to see if we can cut the remaining willows from the berm and if not, how can we remove them without compromising the berm. We will do that in the Spring/Summer. Our homeowners continue to receive their small refund on your tax bill. We learned that we are the only association to receive the refund. We are also the only association which has a special fund for pond maintenance.*

*We continued snow removal to the 2016 budget and renewed the contract for 2015/2016. The Board believes that this is a safety issue and affordable under the present dues. If we do have a heavy snowfall again, we ask that you park your vehicles in your driveway to ensure complete snow removal on the streets.*

*Our street lights have been working well. If you have any outages, please call us so we can arrange to have the bulbs changed. There is a number plate on each pole, so please get that number for us to make it easier for Puget Sound Energy to fix them. We again thank Jamie McMillen, a former board member, for her continued work with Puget Sound Energy.*

*The Board has continued to work hard to keep on top of the foreclosures and the Associations finances. We understand the problems homeowners have and work to see that the yards are maintained to keep everyone's values up as best we can.*

*At the end 2015, we had only one unnegotiated long term unpaid debt. This house is presently on the market and we have contacted the realtor to make them aware of the fact there is an ongoing lien. The amount owing will be paid to the Association at the closing. You will also note that our legal expenses have increased in 2016 but rest assured, we will recover those costs from the individual delinquent homeowners as per the CC&R's.*

Edio Garzes has done a great job in keeping up with the requests for design approvals. The forms are available to all home owners on our website: [www.baycrestbirchbay.com](http://www.baycrestbirchbay.com). We hope two of you will volunteer to fill out the Design Review Committee tonight.

The WACAI, Washington Community Institute Legal Committee continues to work on a new Home Owners' Association law. Our attorney, Hugh Lewis, is on that committee. Their task is to ensure that the HOA's and home owners are legally protected. The plan was to have the bill ready for the 2014 State House session and they were ready; however, the bill was presented but is still in committee.

Finally, your association could not run as smoothly as it does without your board members and our Webmaster. Susan Langner is our Secretary. Natalie Pacheco is our Vice President, Lori Binskin is now our Treasurer. Our directors are Vida Johnson and Becky Tomlinson. Ian Thompson continues to take care of our pond.

The association continues to be in very good financial shape. This is the 8<sup>th</sup> year we have been able to maintain the annual dues at \$125 per year. Our Webmaster Mike Klassen, keeps up our website and we are very grateful for all his work.

#### **Treasurers Report:**

- Treasurer, Lori Binskin reviewed the treasurer's report but we were unable to approve any items as no quorum present.

#### **Budget 2017:**

- Budget for 2017 was not approved as no quorum was present

#### **Election of Directors:**

- Unable to elect any directors

#### **Discussion and Questions:**

- Litter in the ditches along Bay and Jackson roads
- The snow plowing and where the snow was being plowed to. In some cases blocking driveways.

#### **Adjourn:**

- Meeting was adjourned at 7:40pm
- moved and                    seconded.

Respectfully submitted by:

*Susan Langner*

Secretary

January 26, 2017