

BAYCREST PLAT OWNERS' ASSOCIATION
Minutes for May 8, 2018 / 7:00pm
Ginny Benton/President Residence – 7339 Seashell Way
Presented By: Martha Ward/Secretary

Attendance: Ginny Benton-President
Natalie Pacheco-Vice President
Lori Binskin-Treasurer
Martha Ward-Secretary
Edio Garzes-Design Review

Absent: Shirley Brocklehurst
Vida Johnson

Call to Order:

The meeting of the Board was called to order on May 8, 2018 at Ginny Benton at 7:03

Minutes:

Board members in attendance are asked to review minutes for March 13, 2018
Board members in attendance are asked to review minutes for March 6, 2017
Board members in attendance are asked to review minutes for April 3, 2017

Motion to approve all the minutes were made by Natalie Pacheco
2nd by Lori Binskin - The motion passed unanimously

Homeowners Forum and / or Appeals:

None to report

Treasurers' Report:

Balance Sheet: For April was presented (see attached)

Income Statement: For April was presented (see attached)

Outstanding Dues: Prior to 2017 - 1
2017 Dues- 2 + 2 late fees' = 4
2018 Dues- 27

Financial Report: Presented (see attached)

Bank Statement: Presented (see attached)

Bills: For March and April:

03-09-18	Puget Sound Energy	\$ 266.70
03-09-18	North County Lawn	\$ 341.86
04-17-18	North County Lawn	\$ 341.86
04-20-18	Puget Sound Energy	\$ 20.42
04-20-18	Puget Sound Energy	\$ 510.07

Need Approval: Lori Binskin asked the board members present for approval of a yearly maintenance required to our common areas. These areas need to have someone put down bark and lawn treatment. The cost quoted by North County Lawn was \$1,977.19.

Motion to approve the treasurers report and maintenance in the common areas was made by Natalie Pacheco
2nd by Edio Garzes - The motion passed unanimously

Correspondence:

Response letter was sent to . This letter was generated by Natalie Pacheco and Lori Binskin. The board has decided not to respond to this homeowner in the future. Our lawyer will be getting any new correspondence relating to this in the future.

Renters at have not maintained their front yard and backyard. We received three letters from residence on each side of complaining about the unkept encroachment of vegetation in their yards. And also, a letter from the residence in back of reporting blackberry bushes are growing under fences and will damage and break down their fence. Ginny Benson has been in communication with the leasing agency and will be sending a letter to the homeowner regarding this.

Committee Reports:

Design Reports:

Edio Garzes approved the home exterior paint on

Storm water-Pond Report:

Ian Thompson submitted the April 2018 report.

Old Business:

The board still needs to find a Collection Agency.

We still need to follow up on the BBWARM report regarding our pond and the willow trees. Ginny Benton found the original designer and will coordinate with Ian Thompson also. We don't know the cost yet, but it must be done.

Newsletter update:

Lori Binskin presented us with an example of a possible newsletter template that we could use. The board members present approved of the design and have asked her to proceed with the process.

Topic that could be in the newsletter:

- Speeding
- Prowlers
- Dog poop
- Neighborhood Watch (who wants to get this going)?
- No chickens in residence backyard
- Plus, more interesting neighborhood topics

Neighborhood Block Watch program update:

Edio Garzes went to the sheriff department and found out what is required to start up this program. In order for the sheriff department to come out and talk to us about this block watch we need to have at least 10 homeowners presents. We know that it will be hard to get 10 residences in our association alone, so Edio mentioned trying to get the other homeowner association in our area involved too. He is willing to go out and talk to the presidents of these association about this.

New Business:

Election of Official Corporate Agent: Lawyer Greg Thulin

Motion to approve Greg Thulin for our Baycrest Plat Owners Association attorney was made by Martha Ward
2nd by Lori Binskin – The motion passed unanimously

CC & R's:

Chicken coops with chickens in some backyard are becoming a problem. The CC&R do not allow these animals in our community.

* The next board meeting will be **June 12, 2018**

Motion to Adjourn at 8:00 by Natalie Pacheco

Next Board Meetings:

Tuesday-July 10, 2018
August – No meeting
Tuesday-September 11, 2018
Tuesday-October 9, 2018
Tuesday-November 13, 2018
Tuesday-December 11, 2018