

Bay Creek HOA Board Meeting
Sunday Dec. 9, 2012
4:30 pm
312 Yerba Buena, Morro Bay, CA

Meeting was called to order at 4:34 pm by President, Jan Goldman.

Quorum: Jan Goldman, Fred Leonard, Stuart Crisman by phone, Bob Beach by phone, Caleb Lim-HOA Manager.

Minutes from previous Board meeting was approved. (motioned-Goldman, 2nd, Stuart. No objection.)

HOA Manager report:

Unit 316 was sold to Dennis and Linda Andre in August. Unit 306 is in escrow, due to close very soon.

Mailboxes were painted in August.

\$5,000 was transferred from checking to the Reserve account in November.

Our Reserve Allocation Table has been revised for 2013. Our roofs are near it's projected life and there is sufficient fund in our Reserve to cover that expense currently. We should have our roofs inspected this next summer to assess their condition.

Front doors and trims to each unit were painted in April and our mailboxes were also painted in August. The sewer back-flow system was inspected in July and certified to be functioning properly.

Our combined financial cash asset is \$81,702.92 as of Dec. 9, with \$3,864.62 in our checking account; \$15,000 in cash Reserve and \$62,838.30 in 2 CD's.

President report:

Additional lighting by the mailbox area may be desirable. Manager is asked to get estimate. We may want to consider regular cleaning maintenance of the deck and walkways. Board members are asked to monitor the areas and see if we would want to pay for a regular cleaning service.

The Board reviewed the proposed 2013 budget by Caleb. After some discussion, the Board voted to approve the budget. (motioned-Goldman, 2nd-Stuart, no objection.)

The 2013 Owners General Meeting is scheduled for Sunday, March 24, 2013 at 4:30 pm in unit 312. The agenda will include discussion for roof inspection and estimate for re-roofing in addition to other regular items.

The meeting was adjourned at 5:15 pm.