

**Bay Creek HOA**  
**2012 Annual Owners Meeting**  
**Sunday March 25, 2012**  
**4:00 pm**  
304 Yerba Buena, Morro Bay, CA  
Minutes (draft)

Called to order at 4:06 pm

Establish Quorum: Beach, Crisman, Goldman, Leonard,  
Proxies: Lillo, Hall, Schwartz.

Approved minutes from previous meeting: Crisman moved, Goldman 2nd, carried.

HOA Manager report:

Additional exterior lighting was installed in August including system control upgrading using photo sensors for a total cost of \$1,230.

Our landscaping was spruced up in September for \$600. Hedges were lowered to provide a better view and some overgrown areas were trimmed back. Minor repairs were made to the irrigation system.

A new trash gate was installed in November for \$1,375 and the main deck was resurfaced for \$3,998.

Our previous 2 CD's matured in April. They were cashed out and reinvested in two new CD's at Rabobank locally. A new Reserve Checking account was also opened with Rabobank in the amount of \$10,000 as a buffer account for emergency funding without having to access the funds in CD's.

The old front door mats were replaced with new ones.

President report (no issue)

Maintenance items for 2012: bridge rails need to be painted.

Crisman suggested that we plant several more Willows/tall shrubs to block out the new buildings coming soon on the South side.

Financial review: Cash asset \$74,562

Discussion of monthly dues increase to \$225 starting May 1<sup>st</sup> : Crisman moved, Beach 2nd, carried.

Election of 2012 Board of Directors:

Beach 7 votes, Crisman 6 votes, Goldman 5 votes, Leonard 4 votes.

Adjourn at 4:56 pm to Executive session to enumerate officers.

Executive session result

President-Jan Goldman  
VP: Fred Leonard  
Sec.: Bob Beach  
Trea.: Stuart Crisman