

Tides West Homeowners' Association Board of Directors
Monthly Meeting, February 20, 2010
Approved March 13, 2009

BOARD MEMBERS PRESENT: John Holtermann (President), Judi MacPherson (Vice President), Shannon Baker (Treasurer), Michèle DeShaw (Secretary), Dennis Winston & Anita Correy (Members At Large).

BOARD MEMBERS EXCUSED: Terry Taylor (Members At Large)

HOA MEMBERS PRESENT: Steve Baker, Anne Wilson.

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:05 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the November meeting of the Tides West Homeowners Association Board of Directors, having been previously read via email transmission, were approved on a motion by Dennis Winston, seconded by Anita Correy. Voice vote approval.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (11/22/09) balance was \$6,098.87. The ending balance (02/21/10) was \$7,236.67, which matches the bank balance.
- Anita moved to accept the report and Judi seconded the motion. Voice vote approval.
- Shannon reported that 48 members have not paid their annual dues and are now, therefore, late. She compared this to the previous high for late payments, which was 12. Letters will go out with a late fee now included and notice that if dues are still unpaid by April 1, an additional \$25 will be assessed.
- Discussion suggested that combining the dues invoice with the ballot may have caused members to not notice the invoice.
- Approximately 26 ballots have been returned.
- Anne asked a question about the amount reported for water. Shannon stated that the amount at this time is not for water, it is only for the "ready to serve" portion of water bills.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker reported that he had received emails from Board signifying their approval of Royal Waldock's request to close in his carport at 1222 194th (Division 1, Block 3, Lot 1). Steve wanted official approval today so he could stamp the request. Dennis so moved, Anita seconded the motion, and it was approved on a voice vote.

5. COMMUNITY INPUT

a. Nadine Long's letter to the Board (see Documents)

- The Board agreed that the Covenants do not allow a vote by mail. Therefore, the vote on revised the Covenants will be held at the August 2010 Annual Meeting.
- At the 2009 Annual Meeting, 56 votes would have been a quorum and hence the revisions would have passed. However, in the interest of transparency, it was thought best to bring the vote to the membership again.
- Board letter to membership announcing the meeting will indicate they should be ready to vote on the revisions as they were sent. The proposed revisions will also appear on the web site.

6. OLD BUSINESS

a. Covenants

- See section above on Long's letter.

b. Record archives (see Documents)

- Michèle reported on work done in January by Anita Correy, Renelle Welch, Anne Wilson, and Michèle DeShaw. At that time, nearly all of the collected materials were organized into chronological order and a list of approximately two dozen categories or topics into which items could be sorted. The Board suggested that there be a category about "on-going problems" or "problem properties."
- The Board discussed what to do with the architectural drawings and tubes that Steve Baker has. The consensus on the Board was that the items have value and should not be destroyed. Further, the items should be retained by the HOA (either the Architectural Committee or the Archives Committee). It appears that the items occupy a space of about 4'x4'x4'. Combined with the materials of the Archives Committee, we have need for somewhat less than a closet-sized space for what we have so far. The Board said that the Archives Committee should think about this.
- Michèle further reported that the Archives Committee is not keeping multiple copies of the same documents. This met with Board approval.
- Next meeting of the Archives Committee is February 20, 2010.

c. Milfoil on the lake (see Documents)

- John reported that he and Casey Kellar attended a meeting that included the Black Lake group, a representative from Sunset Sands HOA, Nadine Long, Tim Crose, and a reporter. John said it would be great if Tides West could piggy back with the Black Lake group and their grant and make this a regional recreational lake issue.
- The next step is a public hearing. Tim Crose said he would organize that. A notice must be placed in the paper and on the web.

- One question is how to keep the funding sustainable. One possible answer is a formation of a Lake Improvement District (LID), which could have the authority to submit an assessment tax to the votes in the district.
 - Judi provided two articles from the Chinook Observer on this subject:
 1. Management plan moving ahead on Black Lake weed woes, Wednesday, December 9, 2009.
 2. \$2.7 million in grants coming to area wetlands, unknown date.
- d. Web site update
- John told the Board that the web site is built but not public yet. He will send Board members a link to the site and get their feedback. With the feedback, the site could then go public.
 - Michèle said she would like to have training about how to maintain or post items to the parts of the site for which she might be responsible before it goes public. That way, it could be maintained right from the start. John said he would arrange for the training to be done at the March Board meeting, so expect a longer meeting.
 - A suggestion was made that the URL for the web site become part of our white signs on the highway.
 - Steve said he has pictures that could become a gallery on the site.
- e. Other old business, not on agenda
- **Brumm property** – At the last Board meeting (Nov. 2009), this issue was thought to have been settled. However, Judi MacPherson brought an email exchange and a letter to the Brumms from Pacific County Department of Community Development to the current meeting (see Documents). The December 17, 2009 letter from the DCD indicated that the septic system has failed and gave notice to repair. No one is supposed to be living in the house or using the septic.
 - **County work on the curve onto 195th** – Work has been completed building catch basins and culverts. Continuing concerns were expressed about the open ditches as a safety hazard. John will write a letter to Don Larson.
 - **Deadbolt on restroom door at the Park** – Work to fix the deadbolt is completed.

7. NEW BUSINESS

a. Future Board meeting dates

- A request was made to change three future dates of Board meetings so that all members could attend. Three changes were agreed upon:
 1. March meeting will be on March 13, not March 20
 2. May meeting will be on May 22, not May 15
 3. July meeting will be on July 3, not July 17

b. Other new business, not on agenda

- **Stacy request** – James Stacy (Division 2, Block 5, Lot 9) approached Judi MacPherson and asked her to contact Mr. Stacy's neighbor to the west (Fones, Division 2, Block 5, Lot 10) whose tree fell across Stacy's lot in the December windstorm. As this is a neighbor issue, not a Board issue, the matter was referred back to Mr. Stacy.
- **Rodgers roof** – During the December windstorm, the hip of the roof of the A-frame on 194th (Division 2, Block 2, Lot 24) was severely damaged. The former cedar shake roof is being replaced by a 3-tab composition roof. This change was never presented to the Architectural Committee. Steve Baker will write a letter. It was also suggested that given the extreme pitch of the roof, a composition roof may not meet code and the question arose of whether or not the work had applied for and received a building permit.
- **New membership list and map** – Anita Correy gave Board members the revised list of names and contact information and a revised map of the properties with names included. There are already more changes but another revision can wait. It was decided that the map would be available on our web site; the information it contains is already in publically available and the map is distributed in hard copy at the Annual Meeting. Contact information is not distributed; some but not all of it is public information.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:19 am.
- The March 13, 2010 meeting will be at Judi's house.

DOCUMENTS:

1. Treasurer's Report
2. Long letter of November 29, 2009 and attachments (available in .pdf)
3. Archive Committee Report of January 17, 2010 (available in .pdf)
4. Two *Chinook Observer* articles
 - a. Management plan moving ahead on Black Lake weed woes, Wednesday, December 9, 2009.
 - b. \$2.7 million in grants coming to area wetlands, unknown date.
5. Pacific County letter of December 17, 2009 to William & Lisa Brumm, and emails of January 19, 2010 between Lisa Brumm and Judi MacPherson (available in .pdf)
6. Membership List of February 1, 2010 (available electronically)



Michèle DeShaw, Board Secretary