

Tides West Homeowners' Association Annual Meeting, August 21, 2010 www.TidesWest.org

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

1. CALL TO ORDER
 - Board President John Holtermann called the meeting to order at 11:03 am.
2. REVIEW AND APPROVAL OF 2009 ANNUAL MEETING MINUTES
 - The minutes of the 2009 annual meeting of the Tides West Homeowners Association were read aloud and then approved by a voice vote.
3. TREASURER'S REPORT
 - The Treasurer's Report was approved by a voice vote. The beginning (08/15/09) balance was \$7074.42 and the ending (8/21/10) balance was \$8261.57.
 - Also presented was the Tides West Annual Budget Proposal, a new feature this year. Homeowners were shown the past three budgets' actual expenditures and the amounts that have been budgeted and pre-approved by the Board for the 2010-2011 operating year.
4. ARCHITECTURAL COMMITTEE REPORT
 - Steve Baker, chair of this committee, gave a brief statement of the kinds of things submitted during the year and the process of going to the Board for approval.
 - Steve said it helps the committee members and the Board if requests for approval are submitted via email, with photographs.
 - A list of what was approved this year was read.
5. COMMUNITY INPUT
 - John reviewed highlights of what the Board did during the 2009-2010 operating year and on each item homeowners commented and asked questions.
 - Casey Kellar worked on the lake weeds issue.
 - The Homeowners' Association established a web presence.
 - The park buildings were restored.
 - The covenant election was revised.
 - An Archives Team worked on assembling and organizing Association records.
6. NEW BUSINESS
 - a. Vote on revised Covenants
 - After an explanation of the revisions to refresh everyone's memories about the work of the Committee prior to the 2009 meeting, ballots were distributed and secret vote was taken.

- A count of the members present indicated that, with proxy votes, a quorum was present.
- The Covenant revisions were approved.
- b. Web site
 - The Board sought to hear from members about the Tides West web site.
 - John informed members of the work the Board has done and the conversations the Board has had related to the web pages.
 - In particular, John alerted members to the Board's struggle with the issue of what is public information, why we have a web site, and the lack of privacy on any public web site, this one included. Discussion ensued and the Board will address the issue further in its upcoming meetings.
- c. Nominations and election of Board members
 - Four positions were up for election.
 - Six people were nominated.
 1. Anita Correy
 2. John Holtermann
 3. Judi MacPherson
 4. Terry Taylor
 5. Renelle Welch
 6. Anne Wilson
 - By secret ballot, homeowners elected Anita Correy, John Holtermann, and Terry Taylor, with a tie between Judi MacPherson and Anne Wilson.
 - A run-off election was conducted. By secret ballot, homeowners elected Anne Wilson to the fourth open seat on the Board.
- d. Accretion rights (not on the Agenda—added during the meeting by Anita Correy)
 - Anita let the membership know what had occurred regarding accretion rights.
 - The accreted land belongs to the State of Washington, which continues to talk about exchanging state beach land such as this for private land that adjoins state park land.

7. ADJOURN

- There being no other business, Board President John Holtermann temporarily adjourned the meeting at 11:57 am for the collection and counting of ballots.
- Following the announcement of results, run-off election, and final announcements, the meeting adjourned at 12:22.
- The 2011 Annual Meeting will be held at the Park on August 20, 2011.

Michèle DeShaw
Board Secretary