

Tides West Homeowners' Association Board of Directors  
Monthly Meeting, November 21, 2009

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

BOARD MEMBERS EXCUSED: Dennis Winston (Members At Large)

HOA MEMBERS PRESENT: Steve Baker, Casey Kellar, Renelle Welch, Anne Wilson.

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:02 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the October meeting of the Tides West Homeowners Association Board of Directors, having been previously read via email transmission, were approved on a motion by John Holtermann, seconded by Judi MacPherson. There was no vote.
- a. John entertained the continuance of a discussion that had been initiated via email about how detailed the minutes should be. Judi, as prior Board Secretary, recounted that in the past, general references to lakeside or oceanside property had been made without specific reference to properties, owners, or residents, mainly because of concerns about liability. Shannon noted that by including more specific details, we will have a record over time and something to refer back to if problems continue or reappear. John noted that we have liability insurance. Board members agreed that we should continue to include more detail, as we have done in the September and October approved minutes.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (10/11/09) balance was \$6,270.00. The ending balance (11/21/09) was \$6,098.87, which matches the bank balance.
- John moved to accept the report and Anita seconded the motion. There was no vote.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker reported that there is not much going on this time of year.
- Terry Taylor said his windows and doors are being replaced (Division 2, Block 3, Lot 3).

5. COMMUNITY INPUT

- **Web site** – Steve Baker asked, "When can we get the web site up?" John said he had spoken with Shannon who felt we had enough in the account to move forward. John will get started next week, working with beachdog.com,

- **Park** – Issues about signs, restrooms, and garbage were brought to the attention of the Board.
  - i. Anne Wilson told the Board that the remaining sign on the dock had blown into the water, been retrieved, and is now in the shed.
  - ii. She also discovered that the restrooms were not locked. She locked the men’s restroom but could not get the women’s restroom locked. Steve volunteered to fix the dead bolt.
  - iii. The water is shut off until April.
  - iv. Dennis left a barrel of garbage that needs to be dumped. It can be distributed to homeowners to put in their weekly trash collection bins.
  - v. Anne said she still had to dump the pet waste barrel.
- **Milfoil in the lake** – Casey Kellar has talked to Fish and Wildlife on the phone. She will be going to Tim Crose’s office as he will not return her phone calls. Community members and Board members noted that in the past, when John Gilbert was pursuing this matter, Mr. Crose did not return John’s emails. Those present at the meeting also noted that among the papers turned over to Michèle for the archives there is a folder on this subject.

#### 6. OLD BUSINESS

##### a. Covenants

- Ballots are “trickling back.” We need to get 62 or more ballots in order to have enough to count. The Board may need to send a post card with a reminder to vote and send them back.

##### b. Lawn maintenance in the park

- The contract for maintenance was signed by both parties and a copy was given to the Board secretary.
- The Board said that Judi does not need to call Rory unless there is a big storm.

##### c. Record archives

- Michèle had emailed the Board a list of the archive material she had been given up to the time of this meeting. The list is the start of an inventory of what we have.
- Michèle suggested that a small team of people be assembled to work on the archival material, to get it into some order, by date and then by topic or type of document. Volunteers for the Archive Committee are Anita Correy, Renelle Welch, and Anne Wilson. Four team members is enough.
- The work should be done by summer. A report on the work will be made at each Board meeting,
- Steve mentioned that he has lots of architectural drawings and tubes and wanted to know what should be done with them. The Board said that the Archives Committee should decide.

- Anne told a story of the 2002 plans approved for John's house as an example of the importance of the archives. When the house was finally built and neighbors had questions, it was possible to refer back to the plans and the work of the Architectural Committee.

d. Reply from owner at 1712 195th

- John read the letter that Lisa & William Brumm (Division 2, Block 4, Lot 5) sent to him in response to his letter. This is now a closed issue.

7. NEW BUSINESS

- Anne Wilson cited a property as being "a mess." It is the A-frame on the north side of 194<sup>th</sup> (Division 2, Block 3, Lot 2), address 1606 194<sup>th</sup>. It is a rental belonging to Richard Schisler, P.O. Box 1327, Ocean Park, WA 98640, who also owns two other properties in Tides West. Judi will write and send a letter.
- Several people at the meeting commented on the motor home (recreational equipment) that is still parked on Cryblskey's lots (Division 2, Block 3, Lots 1 & 2; Division 1, Block 6(?), Lot 2, where there is no permanent residence) after the Covenant date of October 31. Judi will write and send a letter.
- Anderson's corner lot on Pacific Highway and 194<sup>th</sup> (Division 1, Block 6(?), Lot 1) will be sold at auction in 2010 if the back taxes are not paid. Shannon said that she has the same address for Anderson as Pacific County has but that there has been no success contacting Anderson there: 124 Skyridge Road NW, Issaquah, WA 98027. There was discussion of whether or not the Tides West Homeowners' Association could bid on and purchase the property. A look at TaxSifter revealed that \$1,352.74 is due in taxes, interest, and penalties. Anne said that there is a provision in the covenants for easements.
- Shannon reported that she has received phone calls from title companies on two properties, the Levy house and lot (Division 2, Block 2, Lot 10) and the Baranova property (Division 1, Block 5, Lot 4). The title companies want to know if there are liens, unpaid dues, etc.
- Shannon read a note from Marion Fike, thanking Board members for their service.
- The Mandaranos, purchasers of the Filion's property, (Division 2, Block 2, Lots 20 & 21) may have issues about the property line. This is not a Board issue.
- Renelle asked if there was a monthly fee for the web site.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:00 am.
- There are no Board meetings in December 2009 or January 2010.
- The February 20, 2010 meeting will be at John's house.

DOCUMENTS:

1. Treasurer's Report
2. Letter from Lisa & William Brumm, dated October 19, 2009 (response to letter from Board President John Holtermann)
3. Tides West HOA records inventory
4. Service Agreement between Rory Maloney, dba Celtic Services and TW Community [sic] Association, dated October 29, 2009 (4 pages)

A handwritten signature in cursive script that reads "Michèle DeShaw". The signature is written in black ink and is positioned above the printed name and title.

**Michèle DeShaw**  
**Board Secretary**