

Tides West Homeowners' Association Board of Directors
Monthly Meeting, September 19, 2009
Minutes Approved as Amended, October 10, 2009

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

BOARD MEMBERS EXCUSED: Shannon Baker (Treasurer)

HOA MEMBERS PRESENT: Colleen Bonney, Dick Bonney, Nadine Long, Casey Kellar, Renelle Welch, Anne Wilson.

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:00 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the Annual Meeting of the Tides West Homeowners Association membership were read. A motion to approve was made by Anita Correy and seconded by Judi MacPherson. Minutes were approved by a voice vote.
- The minutes of the August Meeting of the Tides West Homeowners Association Board of Directors were read. The word "meeting" was added where it had been omitted in the second paragraph and a sentence was added at the end of the fourth paragraph to show that "Shannon decided to stay on in her position as Treasurer." Anita Correy made a motion to approve the minutes and Judi MacPherson seconded the motion. The minutes were approved as amended by a voice vote.

3. TREASURER'S REPORT

- Treasurer Shannon was absent. John handed out the treasurer's report for August, saying that our funding is "still strong." Terry made a motion to approve the treasurer's report and Dennis seconded the motion. The report was approved by a voice vote.
- Anita Correy talked about a bill (amount not stated) for making keys for the restroom and the shed.
- Anne Wilson gave Michèle a check for \$20.00 for Anne's purchase of food leftover from the Annual Meeting.

4. COMMUNITY INPUT

- Anne reported on weeds in Loomis Lake, citing and reading an article from the September 9, 2009 edition of the *Chinook Observer*. Black Lake weed control was done but not Loomis Lake; the reason given was "not enough money." Board members

indicated that they were aware of the situation and photographs were circulated from around 1972 that showed the lakeshore at the park without the weeds. John Gilbert had been pursuing the issue of weed control for the HOA; someone new was needed. Casey Kellar agreed to take this on and will get the records of what has been done from John. Casey mentioned grant funding and alternate sources of weed control. Dick Bonney said that Representative Brian Baird would support work to set up a lake district.

- Casey brought up the issue of children in the park, walking across the boats, flipping the boats, and generally being pesky. She said she did not want to be the “park police.” Conversation ensued regarding the park as an “attractive nuisance” and our liability should something bad happen.
- Nadine asked about the bathrooms at the park: should they be unlocked? Issues of maintenance, cleaning, and liability were discussed. There is a sign at the park about where to go for the key to the restrooms. It was thought to be a good idea to put a message in the letter that will go out in October about when the restrooms are locked (October to April) and where the keys are available.
- Casey reported difficulty getting a request approved by the Architectural Committee. She sent a letter to Steve Baker and spoke to him at the Annual Meeting. She still had not received an answer to her request regarding trimming the trees on the north side of the park, adjacent to her property (Division 2, Block 2, Lot 16). She wants to trim and clean out the dead parts. Her arborvitaes are not getting enough light.
- Nadine talked about the continuing problems with the ditch between Eaton’s (Division 2, Block 1, Lot 1) and Carr’s (Division 2, Block 1, Lot 5). Eddie Davenport was paid last year to weed-eat it (1 hour) and this needs to be included in lawn maintenance. We also now need to weed-eat around the sign and the reflector markers put in by the Highway Department.
- Judi gave an architectural request regarding painting to John to give to Steve Baker.
- Casey asked to be allowed to plant more rhododendrons in the park, along the border of the park and her property (Division 2, Block 2, Lot 16). After discussing maintenance of watering and trimming around them, the Board gave permission to proceed to plant them.
- Anne noted that the hill on the west side of the park, next to the Allison property (Division 2, Block 2, Lot 17), needs landscaping. It could be done in early spring. Maintenance of the fence at the park was also discussed. (It was noted that volunteers always did this kind of work in the past and now residents are “too old.”)
- Dennis mentioned Ms. Smith (Division 2, Block 2, Lot 1) and her kittens and cats. A letter was sent to her “a couple years ago” and she is only supposed to have two neutered cats. It was said, “She feeds everything.” While the cats and raccoons might not be hers, she is leaving food out at night for them. Whether or not a letter will do any good was discussed. The Humane Society will lend us traps, and then the animals can be taken to the vet and neutered. The idea of a bounty on the cats was replaced by

the idea of cake and ice cream or a restaurant certificate for the people who take care of this. Dennis said he would follow up, get the traps, and Judi will help take them to the vet.

5. OLD BUSINESS

a. Covenants

- In the new version of the revised covenants that failed in August to pass a vote of the membership (failure to get enough votes), changes have been made based on input from HOA members”
 1. Changes have been highlighted to show what has been amended. The only substantive change is in Section X, regarding fines.
 2. Each change can now be voted on individually.
 3. The entire change about resident/residence has been removed; the former wording will remain unchanged.
- Three additional ideas were suggested for changes; they will not be included when the revised covenants are sent to the membership in October.
 1. A proposal was made and discussed about including a limit on the number of animals a property may have. It was decided to leave it as it reads.
 2. Discussion about prohibiting the feeding of wild animals resulted in no changes. It was determined that both the Department of Fish and Game and the County already have provisions for this.
 3. The Long Beach and Pacific County leash laws were mentioned without discussion.
- Board members were asked to review the amended Covenant document and send comments, if any, to John.
- When the covenants are sent to members in October, the “ballots” will be numbered randomly as an attempt to prevent voting fraud. Asking members to sign their ballots was an issue of contention for some members in August.
- Anne brought up the codicil that all nine [sic] ocean front property owners (Division 3, Block 1, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12) have added to their property deeds, that they cannot sell or use those properties at any time in the future for beach access. This codicil is tied to the deed and continues from owner to owner. The oceanfront property owners did this with the assistance of legal counsel. Anne asked if this could be in the Covenants. Anne gave John copies of the documents related to the codicil.
 - This prompted discussion of records that may exist from the time of the charter or formation of the Tides West Homeowners’ Association. Anne’s records “all went to” Shannon. Shannon, Anita, and Nadine all have some boxes and records; others may as well. John believed that we should have a process for the accumulation of records, as they may

soon be lost as original owners leave. Michèle agreed to take on the building of a permanent Tides West history, based on getting the information and documentation from those who have it.

b. Lawn maintenance in the park

- The bid for mowing and maintaining the park comes up for renewal in October. Eddie Davenport will not be doing the work again. Judi said she would get bids, without putting notice in the paper, which is too much money.
- The person who does it has to be licensed and bonded.
- Shannon has a copy of the contract, which included what needs to be done.
- Dennis Winston is considering doing the park maintenance. He will think about it for two weeks. This item will be on the agenda of the October Board Meeting.

6. NEW BUSINESS

a. General park maintenance

- Dennis presented a \$1580 cost estimate (labor and materials) of the maintenance and repair items the Board saw in August, including pressure washing and painting four structures, removing and repairing corner rot, fixing bathroom door and rot, and repair work on the dock (bench, planks, ladder). Dennis said that he could break the work into its individual pieces, with a price for each, if the Board did not want to do all the work at the same time.
- It was noted that Dennis did not mention the moss on any roof. This will be looked at in the spring.
- The Board looked at the bank account balance, knowing that insurance and postage are upcoming expenditures.
- Judi MacPherson made a motion, seconded by John Holtermann, that the Board appropriate \$1580 for specified park maintenance, subject to approval of the Treasurer. The motion passed on a voice vote.

b. Website

- John has acquired the domain name TidesWest.org for our use.
- John presented and explained the estimate from beachdog.com for building and hosting our web site. Discussion followed about the cost and about the possibility of asking for earmarked funding in October (in addition to dues) if members wished to contribute to certain items, such as a web site or park or whatever.
- Suggestion was made that the October mailing include notes about what we are doing: covenants, website, work in the park, etc. and that “we have a story to tell.” The cover letter from John could include this “story” as well as community events and notices.
- Judi MacPherson moved and Dennis Winston seconded to spend \$1355 for the website work specified in the proposal of September 16, 2009 from beachdog.com, subject to John and Shannon budgeting for the 4th quarter, 2009 and next year. The motion passed on a voice vote.

c. Other

- Anne read a letter from Donald H. Thompson regarding the accretion lands west of the ocean front properties in Tides West. All of the land lying westerly of Tides West has been deeded to the State of Washington Parks Department. Anita gave Michèle copies of the documents related to the donation and quit claim (three pages). The property now has a tax id number (a tax account) so that it can be tracked on the Internet at Pacific County's Tax Sifter site.
- There was discussion of the flooding at the curve onto 195th. Anne stated that Don Larson (retiring Director of Public Works) made a spring visit to the site. His message then was that property owners would have to pay for the culvert pipe. He said that he would return in August, which he did not, and phone calls to him have not been returned. Anne will continue to work on this, perhaps as a health issue and perhaps by going to County Commissioner Bud Coeffel.
- Judi brought up the failed septic system at 1712 195th, which is across the street from her home at 1717 195th. Lisa Brumm is the owner of the property (Division 2, Block 4, Lot 5). Anne reported that the health department would not get involved unless the tenant calls them. It was suggested that the Board write to the property owner with a copy to the Health Department. John will send such a letter.

7. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:19 am.



Michèle DeShaw
Board Secretary