

Tides West Homeowners' Association Board of Directors  
Monthly Meeting, October 10, 2009  
Minutes Approved, November 21, 2009

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).

HOA MEMBERS PRESENT: Nadine Long, Renelle Welch.

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 September Meeting of the Tides West Homeowners Association Board of Directors were read.
- Corrections:
  - i. Anita Correy ~~gave John~~ talked about a bill...—bottom of page 1.
  - ii. The last name “Gilbert”—middle of first bullet in 4. COMMUNITY INPUT.
  - iii. Block and lot numbers added—last bullet of 5. OLD BUSINESS Covenants.
  - iv. (number of pages unknown) removed—last bullet of 5. OLD BUSINESS Covenants.
  - v. Address corrections—last bullet of 6. NEW BUSINESS Other.
- Judi moved and Anita seconded that the minutes be approved as amended. The minutes were approved as amended by a voice vote.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (9/20/09) balance was \$6,419.50. The ending balance was \$6,270.00, which matches the bank balance.
- Dennis Winston was given the “go ahead” to perform the work discussed and approved at the September Board meeting. The cost of \$1580 includes
  - 1. trim shrub growth around storage shed, paint exterior surfaces with similar color
  - 2. pressure wash storage shed, bathrooms, patio structure, and pump house
  - 3. remove rotted wood siding from NW corner of patio structure wind brake and reconstruct with like material, paint all surfaces with similar color
  - 4. repair broken hinge and door of outside sink
  - 5. paint all exterior surfaces of bathrooms with similar color
  - 6. repaint pump house with similar color
  - 7. reconstruct dock bench (north end)
  - 8. replace 2x6x20 dock boards (cedar)
  - 9. reconstruct dock ladder, relocate to end of dock, demolish and remove existing ladder
- A motion by Judi to postpone the web site work until after dues are received was seconded by Dennis and approved on a voice vote.

#### 4. ARCHITECTURE COMMITTEE REPORT

- Kathryn Erskine (1801 195<sup>th</sup> – Division 2, Block 4, Lot 12) requested approval to paint her mobile home light blue with white or gray trim. Steve Baker called her personally with approval so that she could purchase the paint while it was on sale. Subsequently, her painting person did not come.
- Casey Carroll (1104 194<sup>th</sup> – Division 3, Block 1, Lot 4) requested approval to paint the home a “non-descript” yellow. Shannon moved, Judi seconded, and a voice vote gave approval.
- John was asked to add a paragraph to his upcoming letter to remind members that the Architectural Committee needs time to review requests.

#### 5. COMMUNITY INPUT

- Bill and Renelle Welch (Division 2, Block 2, Lot 15) submitted a letter suggesting that when a variance is requested, those neighbors adjacent to proposed variance “be consulted and their feelings addressed before a variance is granted.” Renelle spoke about the letter, further suggesting that something of this sort be added to the Covenants. Board discussion indicated that this would be good practice. Steve Baker of the Architectural Committee can do this but the Architectural Committee still makes the final decision.
- Nadine Long expressed concern about the potential Tides West web site, in terms of both cost and exposure. She had examined the Surfside’s web site and the Sunset Sands web site. She wanted to Board to address content on the web pages. Judi said she sees the web site as a sales tool. Anita said that people would need training.

#### 6. OLD BUSINESS

##### a. Covenants and Mailings

- The new Covenants, reformatted as noted at the September Board meeting, are ready to send.
- The Board discussed how to send out the Covenants for a vote and what Shannon has ready to mail. A set of 125 copies of the approved Minutes of the Annual Membership Meeting will be sent (Michèle will print) and 125 sets of the Covenant revisions (John will print) will be sent. John’s letter will be sent (John will print 125 copies).
- John was reminded to put the TW HOA address on his letter: P.O. Box 534, Ocean Park 98640.
- Copies will be given to Judi to mail. Shannon gave Judi a check for postage.

##### b. Regular Maintenance of the Park

- Shannon gave Judi two folders about this topic, which included what needs to be done.
- Judi reported on the work she had done to get bids. Three people were interviewed and Judi showed three people around the park. Two people submitted written bids: Rory Maloney (Celtic Services) and Bob Boardman (Boardman’s Landscape Services).

- Boardman is licensed and bonded; Judi will find out about Maloney. If he is not, then a release of liability could be used. A one-year contract will be written.
- A motion was made by Dennis and seconded by Shannon to award the bid to Celtic Services. Motion passed on a voice vote.

c. General Park Maintenance

- Dennis started the corner work on the patio structure. The extent of rot is greater than first determined. To repair an extra 12" of sheeting, re-paper, and re-shingle will be an extra \$200 in materials and labor. Michèle moved and Judi seconded that this amount be appropriated. A voice vote approved the motion, bringing the total cost to \$1780. Dennis will get a 50% deposit with the remainder due when work is completed.

d. Web Site

- The web site work is on hold until the dues come in. The \$1355 for the website work specified in the proposal of September 16, 2009 from beachdog.com, was approved at the September 19, 2009 Board meeting.

7. NEW BUSINESS

a. Auditor's letter

- Shannon presented a letter from the auditor to the Board. The letter of September 10, 2009 from Bill Anderson indicated that the financial records are in good order and easy to review. Judi made a motion to accept the auditor's report, Anita seconded the motion, and it passed on a voice vote. We have had a clean audit for the past five years.
- Shannon reported that last year one member asked to pay dues in installments. The request was granted but then payments were not made. Similar requests will not be honored in the future.

b. Property at 1712 195<sup>th</sup> (Division 2, Block 4, Lot 5)

- John read a letter he drafted following a request at the September 19, 2009 Board meeting. The member will be given 30 days to respond. If there is no action, then John will follow up by contacting the health department.

c. Tides West Historical Information

- Michèle asked if updates on what had been accomplished on the work of gathering the Tides West history could become a standing agenda item under "old business." John and the Board thought this was a good idea.

8. ADJOURN

- Board President John Holtermann adjourned the meeting at 11:18 am.
- The November 21 meeting will be held at Shannon Baker's home.

*Michèle DeShaw*

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