

Tides West Homeowners' Association Board of Directors
Monthly Meeting, March 19, 2011
Approved May 21, 2011
www.TidesWest.org

BOARD MEMBERS PRESENT: John Holtermann, Anne Wilson, Shannon Baker, Michèle DeShaw, Terry Taylor.

BOARD MEMBERS ABSENT: Dennis Winston, Anita Correy

HOA MEMBERS PRESENT: Steve Baker, Nadine Long.

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 November meeting of the Tides West Homeowners Association Board of Director were approved by a voice vote.

3. TREASURER'S REPORT

- The Treasurer's Report was approved by a voice vote. The beginning and ending balances match the bank balance.
- Final dues notices go out the second week of April.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker, chairperson, reported for the Committee.
 - a. Previously approved and reviewed here: 1308 194th (Division 1, Block 4, Lots 8 & 9) owned by Snyder; Board had approved by email votes a semi-privacy fence.
 - b. Previously approved and reviewed here: 1215 194th (Division 1, Block 2, Lot 7) owned by Ferguson; new fence.
 - c. 1210 195th (Division 1, Block 2, Lots 14 & 15) owned by Mosher; Board approved fence.

5. COMMUNITY INPUT

- County is trimming or over-trimming in the community. County is said to be planning to widen the road and put new chip seal on surface. John Holtermann will contact the County.
- Renters at Keller's property (Division 2, Block 2, Lot 16) leave a truck parked in the driveway. The truck is a business truck with prominently displayed "Knotty Woods" signage. Members referred to the Covenants Article IV which prohibits such signs and development activities. John Holtermann will send a letter on behalf of the HOA.
- Bell (Division 1, Block 5, Lot 17—Johnson on current map) sent email about neighbor discharging a handgun.

6. OLD BUSINESS

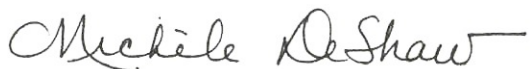
- a. Record Archives – No meeting.
- b. Loomis Lake Update – Planning grant was approved. Work will begin in July.
- c. Privacy Policy
 - John looked at various HOA's policies. He learned that they are all about privacy of the web site and not about name usage or names published in minutes or elsewhere.
- d. Property Conditions
 - Schlisler property (Division 2, Block 3, Lot 2) issue closed at this time.
 - Davis/Donahue property (Division 1, Block 5, Lot 15) foreclosed for unpaid taxes. There were three Tides West liens. Sale was December 17, 2010. It will be up to the sellers to pay from the funds they received from Pacific County after the sale.
 - Pfeiffer property (Division 2, Block 4, Lots 7 & 8) ongoing garage sales need to be put away. Property has been transferred back to Jody Pfeiffer and nephew is off the County listing. A third letter has been sent.
 - Levy property (Division 2, Block 2, Lot 10) will be auctioned May 7, 2011.
 - Board discussed two general items:
 1. Should there be an item in Covenants to require notice from owners of their intent to rent? Board will consider this at the May meeting.
 2. Do renters go on our roster? Should we send renters a welcome letter with the URL for the Covenants?
- e. Entrance Sign (Item not on Agenda)
 - Shannon Baker reported that the costs for the existing sign from May 2003 to September 2010 were \$1925.96 or about \$275 per year. The last major expense was repairing the spring 2010 storm damage.
 - John will bring a options for a new sign to our May Board meeting so that we may take a proposal to the membership in August 2011.

7. NEW BUSINESS

- a. Corner lot on 194th (Division 2, Block 5, Lot 1)
 - Lot was purchased at auction by Crybiskey (Division 2, Block 3, Lots 1 & 2, Division 2, Block 5, Lot 2). Unclaimed funds reside with County and HOA has to petition for them if we want the liens paid to us.
- b. Mutt Mitts
 - Park Mutt Mitts container has not been kept full. This was part of Rory Maloney's contract for the Park. Contract needs to be renewed. Michèle DeShaw gave John Holtermann a copy of the prior contract.
- c. Picnic Committee (Item not on Agenda)
 - Steve Baker will chair this Committee again.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:12 am. Next meeting will be May 21, 2011 at Shannon Baker's house. Meeting after that will be July 16 and we will meet in the Park unless it is raining, in which case meeting will be held at Anne Wilson's house.



Michèle DeShaw
Board Secretary