

Tides West Homeowners' Association Board of Directors
Monthly Meeting, May 29, 2010
Approved as Amended July 3, 2010
www.TidesWest.org

BOARD MEMBERS PRESENT: John Holtermann (President), Shannon Baker (Treasurer), Michèle DeShaw (Secretary), Dennis Winston (Member At Large).

BOARD MEMBERS EXCUSED: Judi MacPherson (Vice President), Terry Taylor & Anita Correy (Members At Large)

HOA MEMBERS PRESENT: Anne Wilson, Steve Baker

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:04 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the April meeting of the Tides West Homeowners Association Board of Director were approved, on a motion by Shannon Baker, seconded by John Holtermann. Voice vote approval.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (04/17/10) balance was \$11,088.63. The ending balance was (\$10,277.01), which matches the bank balance.
- Dennis Winston moved to approve the report and John Holtermann seconded. Voice vote approval.
- The Board agreed not to waive late fees for Pfeiffer (Div. 2, Block 4, Lots 7 & 8) and Mandarano (Div. 2, Block 2, Lots 20 & 21). Shannon had received correspondence from Mandarano and expected a letter from Pfeiffer.
- Eight homeowners have not paid their dues and have not responded to Shannon's correspondence. Liens letters will be sent to Pacific County on July 5, 2010 if not paid. Five will be first time liens; three will be third time liens.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker updated the Board.
 - a. Bakers (Div. 2, Block 5, Lot 5) received approval to re-roof and to replace existing skylights with flat glass models.
 - b. Baranova (Div. 1, Block 5, Lot 4) (continued from April meeting) There is new fencing that "looks" taller than 5'. Since these are new owners, Steve will send them a "Welcome Letter" with the relevant page from the Covenants and the URL for the web site where the full Covenants can be found.

- c. Gellatly (Div. 3, Block 2, Lot 13) (formerly Braun) John asked Michèle to write a Welcome Letter to the new owners, including the URL for the Covenants. Steve requested they be specifically reminded that Pacific County will not issue building permits for construction in Tides West without the prior approval of building plans but the Architectural Committee.

5. COMMUNITY INPUT

a. Ditch

- John received a letter from Pacific County about the drainage behind several lots on the lake side (Div. 2, Block 2, Lots 19 – 25 (see Documents)).
- Gratitude was expressed that no assessments are being made to pay for the drainage work that has been done so far.

b. Park—landscaping the hill in the Park

- The Board approved the purchase of two more one-gallon heathers. Rory was not able to get them. He will be asked to trim the rhododendron from Allison's (Div. 2, Block 2, Lot 17) that leans over the park fence.

c. Park maintenance—bar-be-que pit

- Steve would like to clean up the bar-be-que pit, which Steve said was in "sad shape."
- Steve will "assess" what is needed. If the dollar cost is low, he said he would do it himself. Otherwise, he will submit a bid.

d. Park maintenance—sprinkler system

- The sprinklers in the park are not on yet. They may need some maintenance.
- Dennis will "assess" and will give us a list of what is needed and a bid for anything that needs to be done.

e. Park maintenance—Mutt Mitts

- The Mutt Mitts container at the Park was empty.
- The Board asked that Anne Wilson put the only key to the Mutt Mitt container in the shed with the Mutt Mitts so that anyone with a key to the shed could refill the container.
- Dennis will ask Rory to refill it when he does the park each week.

f. Park maintenance—roofing on the shed

- In the most recent high winds, shingles on the shed roof went missing.
- Dennis will give us a bid for fixing the roof.

g. Park maintenance—replacing signs on the dock

- One sign has to be taken out of the shed and put in place. Dennis will do this.
- One sign is missing and has to be replaced. Shannon will do this.

6. OLD BUSINESS

a. ARCHIVES COMMITTEE REPORT

- The Committee has not met since the last Board meeting. Plans to meet again in June will probably be set aside and the Committee will meet in the fall.

b. EMAIL REGARDING SPEEDING

- The email referred to as "anonymous" at a prior Board meeting was in fact not anonymous. It was from Barb and Randy Mosher, it was just not signed.

c. TIDES WEST SIGNS

- Shannon will get the www.TidesWest.org plate added to each of the two signs on Pacific Highway.
- The Board continued the discussion of the April meeting regarding replacing the large white Tides West signs (see April 17, 2010 Board Meeting Minutes, New Business section 8A).
- John suggested getting homeowners' input via our web site and that it be brought up at the Annual Meeting.
- Judi is not here to report on her investigation of new kinds of signs.

d. TREES ON CENTURYLINK PROPERTY

- Judi was going to write to them; Judi is not here to report. The trees continue to grow and present an even greater hazard.
- This matter was tabled.

7. NEW BUSINESS

a. Appropriations practices and HOA Budget

- Michèle raised the question of whether or not all of the appropriations accounted for in the Treasurer's budget can be found in Board Meeting Minutes. Those appropriations are reported in the Treasurer's Report which is approved by the Board.
- The Board discussed how to come up with a budget report and plan that could be presented to the membership at the Annual Meeting. A proposed format was described as shown here:

Category of Revenue	2007-2008	2008-2009	2009-2010 (Estimated)	2010-2011 (Proposed)
Category of Expenditure	2007-2008	2008-2009	2009-2010 (Estimated)	2010-2011 (Proposed)

- A category called "special projects" or "contingency" or whatever would be included and the Board would propose a \$ amount.
- A reserves category would also be included and a \$ amount proposed. Shannon will go ahead with the opening of a reserve fund account.

b. Additional park landscaping

- This was discussed in Community Input.

c. Other new business, added to published agenda

- Web site suggestions
 - The Agenda and Minutes should be together, rather than having the Minutes buried in Documents.
 - A discussion board might be nice to have.
 - There is no President's Blog and will not be one in the near future.
- June and July meetings
 - Because the June and July meetings were scheduled to be only two weeks apart, the Board approved John's request that we cancel the June 19 meeting. The next Board meeting will be the July meeting where we will discuss

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:26 am.
- The July 3, 2010 meeting will be at John's house.

DOCUMENTS:

- Letter to President from Pacific County Dept. of Public Works regarding drainage behind Division 2, Block 2, Lots 19 through 25 (available in .pdf)



Michèle DeShaw
Board Secretary