

Tides West Homeowners' Association Board of Directors  
Monthly Meeting, July 3, 2010  
Approved August 21, 2010  
www.TidesWest.org

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

BOARD MEMBERS EXCUSED: Terry Taylor (Member At Large)

HOA MEMBERS PRESENT: Steve Baker, Nadine Long, Nancy Stratton. Joe Paola attended for the first 10 minutes

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:01 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the May 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 (05/30/10) balance was \$10,277.01 and the ending balance was \$10,308.14, which matches the bank balance.
- Discussion of liens was resolved when Judi MacPherson volunteered to make a phone call to Susan Spence (Division I, Block 5, Lot 13) , who had not responded to letters sent by the Treasurer.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker updated the Board.
  - a. Bloomgarden (Div. 2, Block 5, Lots 14, 15, 16) received approval for a new metal roof in gray.
  - b. Webb (formerly Baranova) (Div. 1, Block 5, Lot 4) (continued from April & May meetings) The fencing that was the subject of emails and a letter will be left as is. The Board gave it a variance.

5. COMMUNITY INPUT

- a. Dogs on beach access path
  - Nancy Stratton (Div. 3, Block 1, Lot 6) asked for a better sign about dog owner's appropriate use of the beach access. The Board approved the purchase of a better sign, plus purchase and installation of a Mutt Mitt post, Mitt container, and trash can like the ones in the Park. In addition, the Board agreed to ask those who do Park Maintenance (Rory at this time) to include maintenance of this new Mutt Mitt dispenser and trash can. This may mean a small additional cost.

- b. Web site
  - Nancy Stratton (Div. 3, Block 1, Lot 6) expressed that she does not want her name on the Tides West web site. The Board's conversation revolved around notions of public versus private information and finding the right balance on the web.
  - One Board suggestion was that the names of property owner's be blacked out in meeting minutes that are posted to the web, except when included in the Architectural Committee report.
  - The decision of what should or may be posted may be left to the Homeowners. The issue will be raised at the Annual Meeting in August.
- c. Cost to mow Pfeiffer property
  - Previous emails about the condition of this property (Div. 2, Block, 4, Lots 7 & 8) have not produced desired results and something stronger is needed
  - Board discussion noted that
    - The Board's role is to preserve and protect property values in the Association, not specifically to ensure that properties are mowed.
    - The Board President will create a list of landscapers in the region and their contact information. The list can then be shared with Homeowners.
    - There may be a need for a Covenant section regarding mowing.
- d. Debris at Div. 2, Block 2, Lot 24
  - The side next to Lot 23 has been cleaned up.
  - The pile is shrinking.
  - The Board received an email from the property owners.

6. OLD BUSINESS

- a. ARCHIVES COMMITTEE REPORT
  - The Committee will meet in the fall.
- b. PARK MAINTENANCE
  - 1. BBQ pit
    - Steve Baker will fix it before the picnic. He estimated it would take about an hour of work.
  - 2. Sprinkler system
    - Dennis Winston replaced three sprinkler heads. He gave the receipts to the Treasurer.
    - Dennis reported that there is a problem with the pressure switch. The pump does not start when the solenoid fires. One has to hit the start switch. He will talk to the people at Taft Plumbing about the problem.
  - 3. Roofing on the shed
    - The bid from Dennis Winston to fix the roof is \$812 and to install gutters is \$492 for a total of \$1304. Expenditure approved by the Board by a voice vote.
    - The Board noted that gutters will help protect the building from damage and will need to be cleaned regularly.
  - 4. Signs on the dock
    - Signs are up on a new post on the dock.
    - There is a need for one more new sign, which Shannon Baker will order.

5. Picnic Tables

- Some of the boards have come unglued and need stainless steel screws.

c. TREES ON CENTURYLINK PROPERTY

- Anita wrote to CenturyLink in Louisiana
- It was determined that CenturyLink is a dues-paying member of the Tides West HOA.

7. NEW BUSINESS

a. 2010-2011 Budget

- Approved with suggested changes.

b. Annual Meeting

- Saturday, August 21, 2010
- Agenda will include: minutes of the Annual Meeting, the 2010-2011 budget, the web site, and the election of four positions (those of Judi MacPherson, John Holtermann, Anita Correy, and Terry Taylor); the Covenant revisions.
- Steve Baker is chair of the Picnic Committee. He has a list of things to do prior to the meeting/potluck and a list of things to do on the day of the Annual Meeting. There will be a work party on Friday, August 20.
- The map of Lot owners will be prepared for distribution at the Annual Meeting. Shannon Baker will give the names to Anita Correy who will give them to Paul Wilson. Paul is the only person who has the map electronically.

c. Letter (email) from Mosher (Div. 1, Block 1, Lots 1 & 2) and Heimbigner (Div. 1, Block 2, Lots 14 & 15) about the Young property (Div. 2, Block, 2, Lot 5)

- Concern was acknowledged regarding drinking, fireworks, and late night noise at the property.
- John will respond.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:55 am.
- The August 21, 2010 Board meeting will be held at the Park (weather permitting) following the Annual Meeting and potluck.

DOCUMENTS:

- Tides West Annual Budget Proposal 2010-2011
- Letter referred to in Section 7.c. above



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