

TIDES WEST HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

APPROVED

Monthly Meeting, May 19, 2012

[www.TidesWest.org](http://www.TidesWest.org)

Board Members Present: Anita Correy, Terry Taylor, Renelle Welch, Shannon Baker, John Holtermann & Anne Wilson.

Board Members Absent: Michele DeShaw.

HOA Members Present: Nadine Long, Colleen & Dick Bonney.

CALL TO ORDER:

Board President Anita Correy called the meeting to order at 10:00 am. Meeting was held at the Holtermann residence.

REVIEW AND APPROVAL OF MINUTES:

January November 14, 2012 meeting minutes were read and approved as read.

TREASURER'S REPORT:

The Treasurer's Report was given. The beginning bank balance (3/18/12) - \$8,844.28. The ending balance (5/19/12) - \$8,645.13. Reserve Account - \$10,019.14. The Treasurer's report was approved.

ARCHITECTURE COMMITTEE REPORT:

Shannon Baker reported for Steve:

1 – Owners of (Division II, Block 2, Lot 8) requested approval of the tree removal on the lot, which the county had approved. It was not mandatory; however, Steve went ahead and stamped the document for them.

2 – Owners of (Division II, Block 3, Lots 4 & 5) requested authority to build a 2<sup>nd</sup> shed and a fish cleaning station. Steve advised them he needs drawings of their plans. Steve is awaiting that information.

Anne reported the county requires a permit for someone to remove stumps from property.

Anne report Mrs. Carr (Division II, Block 1, Lot 5) sold her house.

Anne reported (Division II, Block 5, Lot 4) has been leased.

Anne reported (Division II, Block 4, Lot 9) home is undergoing some repair.

#### COMMUNITY:

There was discussion regarding the on-going concerns regarding the activity at (Div. II, Block 2, Lot 16). John will forward any concerns to the property owner. It is the property owner's responsibility to keep the renter in compliance.

Mrs. Allison (Div. II, Block 2, Lot 17) told Renelle to have any vehicle parked in her driveway towed away. Renelle stated to the board she would only do that with written permission. She will follow up on that.

Nadine voiced concern about the condition of the park. There is a great deal of moss, as well as weeds. Anne said the area where heathers were planted at the entrance is a mess. John said he would call the contractor for the park maintenance, go through the contract with him and walk him through the park. .

Anne said Ed Strange would be interested in making a bid for the park maintenance when it comes up. He has replaced the one rhododendron that died and trimmed the damaged one.

The board discussed the property on 196<sup>th</sup> which appears to be housing multiple work vehicles & RV's. Dick Bonney reported the county says RV's must be moved every 30 days and he suggested a complaint be filed. A complaint would go to the zoning commission. The complainant must be within 300 ft. of the situation and the homeowners association is within 300 ft. Anne suggested we investigate the county's stand on this before becoming involved.

#### OLD BUSINESS -

Record Archives – Anne indicated the committee members all have files at home and there will probably be another meeting to finalize. .

Property Conditions – Anita noted Colleen Bonney had reported about the lack of care to the Levy property (Div. II, Block 2, Lot 10). The property is now in the hands of Reverse Mortgage Solutions, located in Texas. Anita advised them of the property condition. They responded and said it would take them 2 weeks to get things started, but they will address the maintenance problem.

It was moved & seconded that Colleen Bonney will be the committee to follow up on the conditions at this property. Anita gave her the necessary information in this regard. Colleen reported the property is scheduled to go on auction this coming September.

Anne reported there is a tree down on Pfeifer's property (Div. II, Block 4, Lot 7/8).

Anne reported the area around the Tides West sign on the E side of the highway needs attention. The adjacent property owner is working in the area and he put the plantings there. He may be addressing this today.

Privacy Policy – John there had been concern by a member in the community about their name being published in the minutes on the website. John contacted Beach Dog, our web administrator and they gave him some standard information in that regard.

In discussion it was agreed any written complaint given to the board must be signed. Such complaint will be confirmed to be a legitimate complaint before addressing in meeting. If a member comes to a meeting with a complaint it will be addressed at that time.

After discussion about publishing members' names on the website a motion was made, seconded and passed that John will add a paragraph that upon request a member's name will not be published on the website.

#### NEW BUSINESS:

Boat storage – Shannon is auditing the boat storage. She is waiting for 5 responses from boat owners. Will send 2<sup>nd</sup> request out the 1<sup>st</sup> weekend in June to any who haven't responded by then. We may have 2 spots vacant.

Taxes – Shannon is working on Federal tax, which are due July 31. It goes through May 31.

Realtor ads – Shannon noted a property on 196<sup>th</sup> being advertised as having beach & lake access. She called the realtor and they were aware 196<sup>th</sup> was not in Tides West.

Colleen reported the end of 196<sup>th</sup> at the lake is owned by the county.

Tree Removal in park – Anne has 3 bids for the tree at the park entrance. We have one from Woody's, one from Arbor Care, who are arborists. Both have given us their license and insurance information. We had one from Ed Strange, which was withdrawn. In Al Woldrich's letter regarding the tree he wanted to top the tree and clean it up. Both Woody and Arbor Care say not to top the tree.

Arbor Care came and gave us an estimate and they also gave us a written evaluation of the tree itself.

Renelle noted Mr. Woldrich also expressed concern about the tree on the NE corner of Allison's lot (Div. II, Block 2, Lot 17). She will contact Jo Ellen Upham about this so they can address any possible problem with the tree as well.

Arbor Care gave us a bid of \$750, not including tax, for their work. Woody's bid \$850 without tax. A motion was made to accept Arbor Care's bid. It was seconded and approved. We will notify them as soon as possible.

Anita will respond to Mr. Woldrich correspondence and thank him for his concern

Picnic – Steve Baker will chair the committee for the annual picnic. It will be held August 18, 2012. Plans will be finalized at the July meeting.

ADJOURN:

As there was no further business, President Anita Correy adjourned the meeting at 11:10 a.m. Next meeting will be July 21, 2012 at Renelle Welch's residence.

Respectfully submitted,

Renelle Welch, Secretary

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