

TIDES WEST HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

APPROVED

Monthly Meeting, July 21, 2012

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

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

Board Members Absent: Renelle Welch, Michele DeShaw

HOA Members Present: Nadine Long, Colleen & Dick Bonney, Paul Wilson, Steve Baker, Dennis Winston.

CALL TO ORDER:

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

The agenda was modified to allow an update from Dennis on the dock repairs. Dennis reported that the work was about 1/3 complete and that he had discovered significant areas of dry rot that would need to be replaced and would incur additional cost not approved in the original proposal. Dennis presented his estimate of \$693 of additional cost to complete the work. A motion was made and seconded to approve the expenditure of \$693.00. The motion passed.

Dennis also reported that the roof on the patio needs to be replaced. He will get back to the Board with an estimate after he has completed the dock.

REVIEW AND APPROVAL OF MINUTES:

May 19, 2012 meeting minutes were read and approved as read.

TREASURER'S REPORT:

The Treasurer's Report was distributed, read and approved.

ARCHITECTURE COMMITTEE REPORT:

Steve submitted following report:

1 – 1718 194<sup>th</sup> – Vickie Rennick and Leslie Phillips requested approval to install a fence at the back of their lot. The request was approved by the Board via email.

2 – 1816 194<sup>th</sup> – Steve and Paula Morrison requested approval to build a new shed. The request was approved by the Board via email.

It was decided by the Board to add names and addresses of owners to the Architecture Committee reports in the minutes.

There was also discussion about a request from the Snowden's regarding approval to remove trees. Apparently the county requires approval by the Architecture committee before stumps can be removed. Steve indicated that there is nothing in our covenants regarding approval of tree or tree stumps removal. However, he went ahead and marked the request as approved and returned it to the property owner.

#### COMMUNITY:

Colleen reported that the Levy's property is now owned by Wells Fargo. She will contact the current owner to ensure that the property is maintained consistent with the Covenants. She will also check to see if the property will be up for auction in September.

#### OLD BUSINESS -

Record Archives – It was reported that the Archive Committee would be meeting after the Board meeting to continue their work. They will have an update at the next Board meeting.

#### Property Conditions:

1. John reported that he discussed the concerns raised by Board and community members about the park maintenance with Rory. Comments from community members were that the park looks much better.
2. Steve and Shannon Baker raised a concern about the number of dogs their neighbors are keeping. Question was raised about what number of animals would lead to a designation as a kennel business.
3. There was a general discussion about the increasing number of properties that need lawn and landscaping maintenance. It was agreed that John would include information about property maintenance in the annual meeting notification.
4. There was a concern raised by Dick Bonney about the Raaymakers property and the boat that has been sitting out front from some time. Also concerned about the raw plywood on the side of the house and the fact that construction on a house must be completed within one year per the covenants. Anita will send a letter to the property owners regarding these concerns.

## Tree Removal:

There was considerable discussion around the issues at the Kellar property and the activities of the renter. Dick reported that he has posted notices on their trucks that are parked on private property that they will be towed. Comments also were made that his trucks are still marked with his business signage. It was also noted that he has significant business activity during all hours of the day. It was pointed out that it is against County ordinance to run a private business out of a house that is disruptive to a neighborhood. It was requested that the Board do something about this, including the issuance of fines. The Board indicated that we have been working on this issue for several months, including notifying the County of our problems.

The Board discussed how to proceed and it was decided that Anne would send a letter to the Kellar's, with a copy to the renter, about the concerns, with references to the County Ordinance and our Covenants. We would also indicate our intent to pursue fines until the conditions are addressed. Motion was made and passed by the Board to move forward with a letter expressing our concerns and outlining the changes we would like to see to avoid fines.

There was also discussion about Al's request to gain access thru the park to remove a tree on the Allison's property. Since Al is not the property owner where the tree is located, we would need to have a request from the Allison's before we would consider allowing access.

## New Business:

### Picnic Planning:

Steve Baker is in charge of the picnic and has everything organized. Steve requested Board members to arrive early, around 10:30, to help set up.

The only major agenda item is the election of Board members. Four members are up for re-election: John Holtermann, Anita Correy, Anne Wilson and Terry Taylor. All four Board members would like to be re-elected.

It was agreed that John would send out the letter announcing the annual meeting and to include information about the following:

1. Requirements for maintenance of their property in accordance with the covenants.
2. Ask for information on renters to be submitted to John so we can keep a record of contact information on rental properties.

3. Remind owners that all dogs must be on a leash and for everyone to use a doggie bag and to pick up their dogs poop.
4. Provide a general reminder to owners to review the Covenants.

Boat Audit – Shannon updated the Board on the results of her boat storage audit. There is currently one spot available.

ADJOURN:

As there was no further business, President Anita Correy adjourned the meeting at 11:15 a.m. Next meeting will be September 15, 2012 at Anita Correy's residence.

Respectfully submitted,

John Holtermann, Substitute Secretary

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