

TIDES WEST HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

APPROVED

Monthly Meeting, September 15, 2012

www.TidesWest.org

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

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

CALL TO ORDER:

Board President Anita Correy called the meeting to order at 10:02 am. Meeting was held at the Correy residence.

REVIEW AND APPROVAL OF MINUTES:

July 21, 2012 meeting minutes were read. Michele DeShaw noted she did not attend the July, 2012 meeting. The minutes were approved as amended.

Michele suggested the use of street addresses or legal descriptions when discussing a property or owner.

It was noted that the property previously owned by the Snowdons is now owned by Jeff & Pam Calcagno. (Div. II, Block 3, Lots 4 & 5)

TREASURER'S REPORT:

The Treasurer's Report was given. The beginning bank balance (8/1/12 – 9/15/12) \$2,035.22. The ending balance - \$1,338.52. Reserve Account - \$10,022.47. The Treasurer's report was approved.

ARCHITECTURE COMMITTEE REPORT:

Shannon Baker reported for Steve:

Linda Richardson, new owner of (Div. II, Block 2, Lot 9) called Steve as she couldn't get permits without Tides West approval. Steve told her to provide him with their plans for review. She provided same. Steve is advising the owners the building plans are acceptable, however, we need color scheme, lot plan showing where the home will be built on the lot & reminding them any additional structures require prior approval. Michele questioned the height of the home. Tides West doesn't address this, however, the county will.

Jeremy & Linda Richardson will also be asked if Jim Stacy included his boat as that boat is still in our boat storage. She has not had an answer. Boat storage is not transferrable per Tides West covenants.

The report was approved.

COMMUNITY:

1. Colleen Bonney (Div. II, Block 2, Lot 11) reported the property at (Div. II, Block 2, Lot 10) is currently in the hands of Reserve Mortgage Solutions. They aren't maintaining the property or responding to her. The last time they mowed the property was July 19, 2012. They had agreed to maintain the property & mow monthly. The question was put forth about billing this entity for maintenance.

Anne read a correspondence she had from an attorney addressing this problem. While it is possible to pursue a lien for this situation it usually isn't collectible due to the magnitude of other liens. We currently have a \$500-\$600 lien against this property for past due dues & penalties.

The Bonneys are concerned about the fire hazard this presents. Michele (Div. II, Block 2, Lot 9) stated the responsible party should be put on notice of the potential hazard this condition represents. It was determined Michele, Colleen & Anita will send registered letters to Reserve Mortgage Solutions advising of concerns.

2. Nadine expressed a concern about renters in the community. Do we have a standard for them i.e., provide covenants, invite to picnic, meetings, website info?

John reported he asked owners to send us information on their renters so we have a list. He has had one response. He suggested we send renters a letter with a copy of the covenants, invitation to the web page and invite them to the picnic, as long as we know who are property owners at the meeting. We want them to feel a part of the neighborhood.

OLD BUSINESS:

Renelle reported there was a short meeting held after the annual picnic. The board of the past year will continue on for 2012-2013. It was agreed that Anne would locate an attorney to assist in evaluating our position with a business operation in Tides West. The board further approved a budget of \$2,000 for this.

Record Archives - There will not be a meeting today.

Property Conditions:

1. Shannon voiced concern about the dogs at Div. II, Block 2, Lot 4. Anne stated the county doesn't have a definition of "kennel", nor number of dogs. Shannon will send a letter to the property owner, referencing the Covenants regarding our concerns.
2. There had been concerns about the property conditions at Div II, Block 3, Lot 15. Anita has viewed the property and the problems appear to have been taken care of.
3. Anne contacted Atty. Samuel Jacobs in Seattle to address some concerns we have regarding a business in Tides West. He will charge us \$275 per hour. He is sending us a retainer form, which Anita, as president of the association, will sign and return to him. No deposit is necessary at this time. Anne sent him 2 packets, certified mail, of correspondence, e-mail, photos, etc. relative to this matter.

Picnic:

Shannon reported 31 people attending the annual picnic.

ADJOURN:

President Anita Correy adjourned the meeting at 11:06 a.m. The next meeting will be on November 17, 2012 at Shannon Baker's residence.

Respectfully submitted,

Renelle Welch, Secretary

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