

TIDES WEST HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

Board meeting
January 15th, 2022
2020 194th St
www.tideswest.org

BOARD MEMBERS PRESENT:(via Zoom Meeting)

Mary Dehart, Greg Anderson, Tami Kuhn, Beth Fitzgibbon, Eric Killian, John Doherty, Marlene Reed and John Holtermann. Neighborhood attendees were Patricia Finley, and Grover Brown.

CALL TO ORDER: The meeting was called to order at 11:08 am by Mary Dehart

REVIEW AND APPROVAL OF MINUTES: The minutes of November 20, 2021 were approved as read.

TRESURER'S REPORT:

11/16/2021 through 01/10/2022

Reserve account balance: \$ 5,552.59

Beginning Balance of Regular Account: \$ 1,901.40

Ending Balance of Regular Account : \$ 9,547.91

The report was approved as read

ARCHITECTURAL COMMITTEE REPORT: The following requests were submitted.

1. 12/7/2021 Gerery Richardson @ 1101 194th St. New residence which is under construction. Approved.
2. 12/11 2021 Kris Williamson @ 19409 U Place. New deck railings. Approved 12/12/2021
3. 12/29/2021 Dana Rheault @ 19417 U Place. New Residence. Approved 12/29/2021.
4. 1/2/2022 Scott Hyde @ 1109 194th Street. New storage shed. Approved 1/3/2022.
5. 1/12/2022 Teresa & Michael Koppang @ 1907 Pacific Hwy, West side of road between 194th & 196th Streets. New residence consisting of a cement slab, (2) shipping containers joined by wood framing and a roofing structure that covers everything. This request needs to be discussed so that we can let the Koppang's know prior to purchasing the property. They have approached the County to complete this type of construction and have received approval based on review of the submitted plans and proper set backs.

LAKE COMMITTEE REPORT:

The Committee had a meeting on Nov 20, 2021 with 29 people present and many from Tides West. There will be another meeting at the end of February. The Committee plans on getting volunteer boaters to monitor the Lake for "hot spots" of weeds. Establish a plan for the organization, solicit funds for managing and so on. Hopefully get answers for action needed in regards to chemical treatment or manpower or funds needed.

The Committee would also like to recognize Janet Easley for all her hard work on her many years of research and working with State and County agencies in her pursuit of keeping Loomis Lake open to Kayakers, fisherman and birders. Committee requested permission to place a plaque with Janet Easley's name on it to recognize her for all her hard work and efforts in keeping the Lake

healthy.

The Board of Tides West unanimously agreed to a recognition plaque for Janet. Board would like to see a sample size and material and placement specifics before placement.

COVENANT COMMITTEE:

Meeting was held on 1/8/2022. The Committee will host a blog on Google for sharing information and proposals. The blog will be by invitation to the Committee members and Board. Research product, Tides West documentation, and proposed revisions will be posted to the blog for open discussion, revision, and suggestions. The Committee will meet monthly, in person, to move forward, item by item, with the revisions. Upon completion of the review and revisions, the Committee will seek an appropriate legal review.

The committee will propose updates to the Covenants which:

1. Bring the Covenants into compliance with current statutes.
2. Address Provisions of the current Covenants.
3. Have been vetted and approved by appropriate legal review.
4. Look to simplify and clarify language.

The goal is to have the revisions completed by June 1, and available to the membership for their review pending the annual meeting in August 2022. An addition open forum blog may be available to facilitate this member discussion, to assure that all members are solicited for their review and opinion, prior to the discussion and vote at the annual meeting.

OPEN DISCUSSION:

Container home possible @ 1907 Pacific Hwy

Perspective owners were informed by Tides West AC that the approval was on the type of build only. They will still be required to submit a set of plans that indicate the location of the structure, driveway, septic, etc. The plans must be submitted to Tides West and the County for approval. Once approved for construction, the paint colors will need to be submitted to T.W.

RV's left on empty lots after designated date of removal.

The CCR's Committee is researching this through Pacific County. Mary Dehart tabled the discussion at the last meeting on Nov 20th, 2021 while they did more research. The Board decided to send letters to both owners that states RV's need to be removed ASAP. Per CCR's. If owners decline to follow CCR's they will be fined.

Dana Rheault resigned from the Board and is moving out of the neighborhood.
Mary Dehart will appoint/elect a new member.

All documents of Tides West will be put in plastic containers and stored all together in the Parks storage shed.

Suggestions:

Grover Brown: If needed for future expenses. It was suggested to submit to the community members to pay a one time special assessment fee. Instead of raising HOA dues to pay for needed expenses. For example: Attorney fees, Lake bathroom repairs, Lake clean up, etc.

Tamara Kuhn: Have Annual Meeting notice mailed out a month ahead of time with valuable information such as new positions open. Etc.

There is no further business. Tamera Kuhn motioned to adjourn the meeting @ 12:48.

Next meeting will be held on March 19, 2022 @ 11am (via Zoom) and in person at Mary Dehart's residence. 2020 194th St.

Respectfully Submitted:
Beth Fitzgibbon, Secretary