

Tides West Association Board Meeting July 16, 2022

Board Decisions concerning which Covenant Committee recommendations to be put forward to the 2022 Annual Meeting for a vote of the members: These proposed changes are to the current covenants that were approved in August of 2020.

Covenants section XI #3a “Reports, Investigations, and Determinations of Non-Compliance”

Motion: to” Any member may report alleged violations of these covenants to a board member of the Association.”
Add (“Complaints must be in writing and include the author’s name and address.”)
Approved to move forward 5 to 0

Covenants section XI #5 “Stop Work Orders”

Motion: from “The Board may establish procedures and designate personnel for issuance of stop work orders.”
Delete “and designate personnel”

To “If a stop work order is issued,” add “it must be approved by the board.”
Approved to move forward 5-0

Covenants section XI #9 “Judicial Enforcement

Motion: To the end of #9 add “The court in an appropriate case, may award reasonable attorney fees to the prevailing party.”
Approved to move forward 5-0

Proposed Construction Revisions

Motion: Add the following Construction Revisions to the covenants Section VIII

“13) A. CONSTRUCTION SITES: Any new or remodel construction projects the owner or contractor shall maintain an orderly and clean site. All wrapping and loose shipping materials shall be kept in dumpsters. All trash & garbage shall be picked up daily.

B. LOT CLEARING: Any lot clearing the owner or contractor shall be responsible for removing and hauling away all trash, debris and limbs immediately from the site and road right away once the work has been completed.

C. ROADWAY MAINTENANCE: The owner/contractor working on any lot within Tides West Development shall be responsible for maintaining the cleanliness and the structural integrity of the roads. Any dirt, gravel or rubbish left on the road shall be removed. Any damage to the road side or paving by large equipment shall be repaired by the owner or contractor at no expense to the Tides West Association.”

Approved to move forward 5-0

Section XII Owner’s Responsibilities

Motion: Add the word “new” to the3 sentence “It shall be the duty of each new owner to promptly notify the Association of any change of ownership and/or change of address and or change of address of any owner.”
To the last sentence of the section stating “The Board shall determine and adopt as Board policy the method by which it shall enforce this section XI.” Add “subject to approval by the membership majority at an annual meeting, Standard Operating Procedures shall be available for review on the website and corporate offices.”

Section IX Recreational Equipment

Motion: move forward to a vote at the annual meeting the following proposals:

To Section IX #2, add *“unattended shall mean left unoccupied for periods exceeding 30 days, provided the attractiveness of Tides West, in keeping with its natural environment, is preserved.”*

New #2A *“Recreational Equipment left on residential lots for weekend and vacation use, during the periods of November through March shall be attended . Attended shall mean guarded, looked after, as though the owner can return at any time, and occupied within the 30 day period.”*

#3: “Recreational equipment may not be stored on lots unless there is also a permanent residence on the property. “ add, *“Stored shall mean closed, vacant, and disconnected.”* ...

#5 “ The use of recreational equipment (add *for continuous occupancy*) shall be permitted on residential lots *only* during the one year construction period. All installations will be subject to approval by the Architectural control committee (add *, which may grant variance based on construction delays.*)

Approved to move forward 5 to 2

Section # 5 Signs and development Activities.

Motion: To #5, add the following:

“(c) In Compliance with RCW 64.38.034(1): The Association will allow the display of signs regarding candidates for public or association office, or ballot issues, within 30 days prior to a primary or general election subject to the following conditions:

(1) Signs must be removed within 3 days after the elections.

(2) One sign per issue or candidate is permitted

(3) The maximum number of signs is limited to 3 signs no larger than 18 x 24”“(4) Signs must be contained within the owner’s or resident’s property.”

Approved to move forward 5 to 0

Changes recommended by Covenants Committee to be tabled for further deliberation:

Proposal 1 *“Seek legal review of documents and put the authority of recordation of revised documents in the hands of that attorney.”*

Changes to section XI #1

Changes to XI 3-b

Changes to XI 3-c

Changes to XI 4

Changes to XI #8-III-6

Changes to XI #8-v

Changes to XI #8-vi