

Tides West HOA Board Meeting

November 12, 2022

Location: Tim Reed's house

11:03 AM Meeting called to order

In attendance (in Person unless noted):

- Presiding Officer: Tim Reed (President)
- Vice President: Greg Anderson (Via ZOOM)
- Treasurer: John Holtermann
- Secretary: Eric Killian
- Board Members: Carryl Dazey-Brown, Michele Deshaw, Margie Smith

Reports:

- John provided updated financial report (see below)
- Tim reviewed Architecture Committee report (see below)

Updates and Discussions:

- Michelle reviewed work to date by Archive Committee
 - Have collected materials. In update to all members Tim will mention committee and ask anyone interested in joining or who has materials to share to contact Kim or Michelle.
 - Action item to investigate storage options on the Peninsula. Goal is to have a fire and weatherproof storage location that is accessible to multiple Board members.
- Tim reviewed letter to members explaining results of 2015 vs 2022 Covenants vote
 - In accordance with the member vote we will adopt the 2015 Covenants intact with the only change to include the approved language for Political signs passed at 2022 General meeting since it is a statutory issue. All other 2022 changes are moot since we are reverting to 2015 Covenants.
 - Since this vote negates the 2020 vote the 10 year clock is now reset and next mandatory review of Covenants is 2030. We aren't going to schedule another vote unless issues arise that require modifications.
 - Tim and John will take the updated 2015 Covenants to the county auditor to be recorded
 - UPDATE: Tim checked with the attorney to see if we all need to physically sign them (obviously a hassle to get everyone) He said we can authorize Tim to sign (motion below)
- Tim reviewed proposed contract for Park Maintenance
 - Rodney and Tim found approximately \$1,400 in savings by slight changes to the schedule.

- One concern is does Rodney have insurance? We suspect not. Since he is a paid contractor the Association insurance will not cover any accidents that occur during his work. We are investigating how much insurance would cost and if it can be covered by the savings found we will add it to the contract.
- Tim reviewed changes to Peninsula Garbage service rates
 - They no longer offer monthly pick up for commercial accounts – now must do twice a month at double the price
 - We rarely fill the can once a month as is.
 - Tim explained the \$8 bag option. We simply buy their yellow bags in advance for \$8 each and set them out as needed any Wednesday and they will pick them up – no extra charge the \$8 covers it.
 - We own the can by the Beach trail – will need to purchase a can for the Park. As part of his contract Rodney collects all the garbage from both cans and consolidates already, now he will simply put it in the yellow bags to set out.
- Greg reviewed the Association Insurance Policy.
 - His assessment is it is adequate for our needs and no need to change – any other quotes will likely be the same and there is benefit to having long term coverage from the same company
 - Written report to be provided.

Motions

- Carryl moved to approve 9/17 meeting minutes – motion carried 7-0
- Tim moved to adopt 2015 Covenants with the 2022 addition approved by members concerning political signs – motion carried 7-0
- Eric moved to formally disband 2022 Covenants review committee – motion carried 7-0
- Eric moved to authorize Tim to sign contract with Rodney for Park Maintenance – motion carried 7-0
- Eric moved to cancel regular Peninsula Sanitation garbage service and change to \$8 on demand bag pickup – motion carried 7-0
- Tim moved that We authorize Tim Reed, as Tides West Association President, acting on behalf of the Tides West board, to sign the document for recording of the covenant changes passed by a vote of the members on November 4, 2022 and amended to include language on political signs. – motion carried 7-0

1:15 pm meeting adjourned

Next Meeting January 14, 2023 11:00 am at Carryl Dazey-Brown's house

November Financial Report:

Checking balance \$4,498.13

Savings balance \$5,553.84

**Tides West Community Association
Tides West Community Association
Budget vs. Actual - Cash Basis
From Aug 2022 to Nov 2022**

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3200 - Interest Income	\$0.42	\$1.00	(\$0.58)	42.00%
Total - Income	\$0.42	\$1.00	(\$0.58)	42.00%
Gross Profit	\$0.42	\$1.00	(\$0.58)	42.00%
Expense				
4000 - Annual Meeting	\$0.00	\$75.00	(\$75.00)	0.00%
4020 - Computer and Internet Expenses	\$38.28	\$53.20	(\$14.92)	71.95%
4030 - Donation	\$500.00	\$0.00	\$500.00	0.00%
4040 - Electricity - Lights	\$62.96	\$66.64	(\$3.68)	94.48%
4050 - Electricity - Park	\$237.80	\$200.00	\$37.80	118.90%
4060 - Filing Fee	\$20.00	\$10.00	\$10.00	200.00%
4070 - Garbage	\$127.70	\$166.68	(\$38.98)	76.61%
4080 - Insurance Expense	\$285.50	\$0.00	\$285.50	0.00%
4200 - Legal Fees	\$0.00	\$200.00	(\$200.00)	0.00%
4500 - Office Supplies	\$29.33	\$0.00	\$29.33	0.00%
4510 - Park Equipment	\$10.24	\$0.00	\$10.24	0.00%
4520 - Park Maintenance	\$823.04	\$1,300.00	(\$476.96)	63.31%
4540 - Postage and Delivery	\$120.00	\$0.00	\$120.00	0.00%
4620 - Water	\$203.43	\$200.00	\$3.43	101.72%
Total - Expense	\$2,458.28	\$2,271.52	\$186.76	108.22%
Net Ordinary Income	(\$2,457.86)	(\$2,270.52)	(\$187.34)	108.25%
Net Income	(\$2,457.86)	(\$2,270.52)	(\$187.34)	108.25%

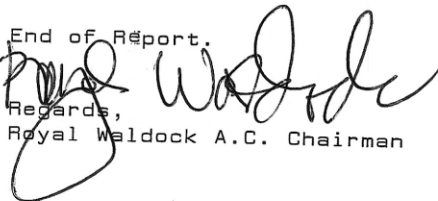
November Architecture Report:

Tides WEst Architectural Committee Report

The Architectural Committee had (5) five approval requests from 10/22/22 to 11/5/22.

1. John DeBoard @ 1208 194th Street. He was approved for a New concrete driveway.
2. Paul Klitsie @ 19409 U Street. He was approved to complete some new site improvements (fire pit screen fencing)
3. Byran Lazano @ 19408 U Place was approved to paint his residence.
4. Michaele Paulson @ 1812 195th Street was approved for a new roof on her residence.
5. Edward Anderson @ 19403 K Place was approve for new windows on his residence,

End of Report.


Regards,
Royal Waldock A.C. Chairman