

## Tides West HOA Board Meeting

January 21, 2023

Location: Carryl Dazey-Brown'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 (via Zoom), Margie Smith
- Tide's West Members: Joseph and Linda Novasel (Via Zoom)

NOTE: Power went out on the Long Beach Peninsula at 12:20 pm, Michelle was able to call in, Greg was unable to, most of the meeting had been conducted by then and a Quorum remained,

Reports:

- John provided updated financial report (see below) – approved 7-0
- Tim reviewed Architecture Committee report (see below) – approved 7-0

Updates and Discussions:

- Reviewed outstanding balances owed by Members
  - Out of 125 Members:
    - 21 members still owe for 2023 – not late until February 1st.
    - 3 Members owe for Prior years (Labeled A, B and C)
    - A owes \$380
    - B owes \$235
    - C owes \$3,833.04
  - General consensus that it isn't fair to the 122 Members who are paying their annual dues to have 3 Members owing more than a year's worth of dues and we need to deal with it.
  - Detailed discussion of the options
    - If the property is sold Title companies generally check to see about outstanding debts and pay them at closing – but this is not a legally binding thing – if property is sold outside of escrow via a title company we may never collect. And if the property isn't sold we never collect.
    - Liens are legally binding and can be filed but must be renewed each year with the updated \$ amount – we only collect when the property is sold.
    - We can go to Small Claims Court and get a judgement but there is no formal means to collect – a collection agency can be used, but they will take a significant percentage of any money collected.
    - Foreclosure can be filed. This forces the owner to satisfy the debt or be forced to sell the property and pay the debt from the proceeds.
  - Actions we agreed on:
    - Treasurer will send standard letters with late fees after February deadline to all owners who have outstanding balances.

- Tim to contact our lawyer and get more information on the foreclosure process – estimated costs (which can be added to the balance owed) and typical timeline, communications required, etc.
  - We will explore our options for Members with more than 1 year owed at our next Board Meeting.
- Discussed guidelines for Member participation in Board meetings, when they can comment, topics allowed, etc.– John has an example that is used by School Boards – he will send us a copy and we can review at next Board meeting.
- Discussed forming a By Laws Committee – intention is primarily to clean up confusing language in the By Laws around definition of Member not in Good Standing and address the Owner vs. Lot fees issue. No changes to the covenants are anticipated. Committee will consist of Tim and 3 or 4 members not currently on the Board.
- Discussed a Member proposal to create a benevolent fund/neighbor helping neighbor plan – Consensus is this is a fine thing to have but it should not be an official Board run organization – this would create legal liability issues – who determines what is truly a need? Does any request for money need to be granted? If members want to create a strictly voluntary group and determine a policy for how money is spent that is fine but the Board should have no involvement or influence over it.
  - Tim to follow up with Member who proposed the idea and let them know they are free to set it up, but it will independent and not connected to the Board.

#### Motions

- Approve 11/12 meeting minutes – motion carried 7-0
- Defer definition of Member not in Good Standing to By Laws committee - motion carried 7-0
- Charge late fee on dues of \$10 for first month then \$25 for subsequent Month – no compound interest – motion carried 6-1
- Approve Archive's committee Mission Statement (see below) – motion carried 6-0
- Approve Tim to form By-Laws committee - motion carried 6-0

12:55 pm meeting adjourned.

Next Meeting March 18, 2023 - 10:00 AM at the home of Margie and Larry Smith. (1104 194th St.)

## January 2023 Financial Report:

Checking balance \$11,796.30

Savings balance \$5,554.26

<b>BUDGET VS CASH BASIS</b>		<b>Aug-22 TO Jan 2023</b>		
<b>Financial Row</b>	<b>Amount</b>	<b>Budget Amount</b>	<b>Amount Over Budget</b>	<b>% of Budget</b>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3000 - Annual Dues	\$10,100.00	\$10,200.00	(\$100.00)	99.02%
3100 - Boat Space Rental	\$220.00	\$240.00	(\$20.00)	91.67%
3200 - Interest Income	\$0.84	\$2.00	(\$1.16)	42.00%
<b>Total - Income</b>	<b>\$10,320.84</b>	<b>\$10,442.00</b>	<b>(\$121.16)</b>	<b>98.84%</b>
<b>Gross Profit</b>	<b>\$10,320.84</b>	<b>\$10,442.00</b>	<b>(\$121.16)</b>	<b>98.84%</b>
<b>Expense</b>				
4000 - Annual Meeting	\$0.00	\$75.00	(\$75.00)	0.00%
4020 - Computer and internet	\$76.56	\$79.80	(\$3.24)	95.94%
4030 - Donation	\$500.00	\$0.00	\$500.00	0.00%
4040 - Electricity - Lights	\$94.44	\$99.96	(\$5.52)	94.48%
4050 - Electricity - Park	\$339.87	\$300.00	\$39.87	113.29%
4060 - Filing Fee	\$232.50	\$10.00	\$222.50	2325.00%
4070 - Garbage	\$200.10	\$250.02	(\$49.92)	80.03%
4080 - Insurance Expense	\$743.70	\$2,320.00	(\$1,576.30)	32.06%
4200 - Legal Fees	\$0.00	\$200.00	(\$200.00)	0.00%
4500 - Office Supplies	\$29.33	\$75.00	(\$45.67)	39.11%
4520 - Park Maintenance	\$3,305.81	\$1,500.00	\$1,805.81	220.39%
4540 - Postage and Delivery	\$180.00	\$125.00	\$55.00	144.00%
4620 - Water	\$302.61	\$300.00	\$2.61	100.87%
<b>Total - Expense</b>	<b>\$6,004.92</b>	<b>\$5,334.78</b>	<b>\$670.14</b>	<b>112.56%</b>
<b>Net Ordinary Income</b>	<b>\$4,315.92</b>	<b>\$5,107.22</b>	<b>(\$791.30)</b>	<b>84.51%</b>
<b>Net Income</b>	<b>\$4,315.92</b>	<b>\$5,107.22</b>	<b>(\$791.30)</b>	<b>84.51%</b>

January Architecture Report:

## Tides West Architectural Committee Report

The Architectural Committee had one (1) approval requests from 11/6/2022 to 1/19/2023.

1. Sandra Russell @ 1904 195th Street was approved for a new 4'-0" picket vinyl fence. Approved on November 13, 2022

## Mission Statement Archives Committee:

**Task 1:** Collect and inventory all available archivable records.

**Task 2:** Divide documents into something like the following categories:

1. High priority legal documents to be placed in safe deposit box
2. Documents that can be scanned to an ssd drive and stored in safe deposit box.
3. Archival documents that need to be scanned by a third party and stored on ssd drive
4. Documents that can or need to be stored on the TW web page for member access
5. Documents not requiring easy access that can be stored at Biggs Insurance offices.
6. Documents that do not need to be retained (could also be store at Biggs if desired).

**Task 3:** Submit recommendations to the board for next steps: