

TW Member update 6-15-23

Regular Board Meeting: Our next regular board meeting will be held Saturday July 8, 10:00 AM at the home of Margie Smith 1104 194th. Members are welcome to attend in person or via google meet. The Agenda and connect information will be posted on the Tides West web page within a week of the meeting.

Park irrigation system: Our irrigation system which waters the lawn at the park has failed. We are in the process of assessing the problem and, in the interim, our maintenance person will use North Beach water to keep the grass from drying up totally. This will result in greater expense for water use and labor to set sprinklers. Repair of the failed irrigation system could be quite expensive.

Increase in Dues: The board will vote at our July 8 meeting on whether to propose an increase in dues for a vote of members at the annual meeting. Inflating costs and the expected repairs to our irrigation system and the dock will likely severely stress our current budget.

Wayward Boats: Two canoes that were unclaimed on Tides West Property have been moved to the space behind the shelter. Also removed from boat space one are two paddle boards and a kayak. The space was not rented at the time of removal and has since been rented by a member. If you own or know who owns any of these water craft, please contact the board via the website comments section or reply to this email.

Vote on revisions to Association Bylaws: At our August member meeting, members will be voting on a series of revisions to Bylaws. The following revisions have been reviewed by our attorney and it is his opinion that there are no legal issues with what is being proposed.

Proposition 1: Eliminate instances of gender specific pronouns from the Bylaws. There are six instances in our Bylaws that refer to board members and owners as “he.” These would be changed to eliminate gender specific pronouns. In most instances we can simply eliminate the pronoun from the text. It is my interpretation that this change does not really require member approval, but we are including them in the vote to be transparent with membership.

Proposition 2: Expand the definition of “Member in good standing” which is referred to in the current Bylaws found in Article III Section 6. A member **not** in good standing will be defined as any member who are more than one year delinquent in annual dues or fines or more than six months in violation of covenants. Under these conditions, the board may vote to designate said owner as a “Member not in good standing.” Members not in good standing may have their right to vote and serve on committees or the Board of Directors restricted until they are reinstated as members in good standing. Currently, there are only 3 or 4 members who would be subject to these measures.

Proposition 3: Option for email notice of meetings. Members, by specific written permission may choose to have Association notices delivered by email rather than US Postal Service. This may be more convenient for members and may also save the Association postage costs.

Proposition 4: You must be an association member to serve on the Board of Directors. Currently, those who have a financial interest or member nominees may serve on the board of directors.

Proposition 5: Elimination of unnecessary language. There are two places in the Bylaws that were relevant when the developers were part of the membership that is no longer relevant. These can be eliminated without consequence.

Proposition 6: Clarifications and additions to Article VI: This article has long been the object of confusion and misinterpretation. We have added the word "FINES" to the title of Article VI which now reads. "Assessments, Fines, and Charges."

Proposition 7: The title, "Special Assessments" would be added to Article VI Section 1 to distinguish it from Annual Dues Assessment in Section 2. The language in Section 1, then, would relate to Special Assessments only. Special assessments would be assessed on memberships, not lots.

Proposition 8: Article VI Section 2 will be titled "Annual Dues Assessment" following the language in the beginning of the section.

Proposition 9: Assess annual dues by lot rather than by membership. Those who have contiguous lots that have been combined with the county, will be treated as one lot for assessment purposes.

Proposition 10: Change charging interest on late dues to a \$10 penalty to make bookkeeping easier. Article VI Section 2.

Proposition 11: Create Section 3 under Article VI titled, "Fines and Charges." This further clarifies language in Article VI by moving some of the language in section 2 that does not deal directly with Dues assessments to a new section.

Proposition 11: Eliminate charging 10% interest per annum from the section to make bookkeeping easier.

Proposition 12: Replace the directive to file a lien on members who are 6 months delinquent with the board policy for filing a lien. "When accumulated delinquent assessments, dues, and fines, added to the costs of filing a lien totals \$500 or more, the board will proceed with the process of filing alien against the property. The member in question will be notified and have 30 days to offer a plan to satisfy the debt.