

Tides West HOA Board Meeting

May, 20 2023

Location: Tim Reed's house

10:15 AM Meeting called to order

In attendance (in Person unless noted):

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

Note: all votes were unanimous unless stated otherwise

Reports:

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

Updates and Discussions:

- Discussed the two easements South from 194th on both sides of the highway, unclear who actually owns them, the HOA? Adjacent property owners? no one? Michele will check with the county to determine ownership and responsibility for the road/easements?
- Archives Committee – two aspects, records we need to keep and also simply maintaining a history of Tide's West for anyone interested. We have a list of documents we are required to keep and will be storing them in the shed at the park. There will be a clean-up party on Saturday June 3rd for the shed to prepare it. Kim will continue with the history.
- Reserve funds committee delayed while John is traveling.
- Reviewed proposed changes from By Laws committee. On question is if we change to assessment by lot instead of by Member do we grandfather current owners – unanimous consent that we should not grandfather – if changed it takes affect for next year for all owners.

Votes

- approved to file Liens on two delinquent Members if monthly payment plans are not maintained.
- approved plan for Member who owes \$200 for fines from several years ago – we will offer to settle for \$100.
- Approved brining all proposed changes from By Laws committee to Membership for vote (see document on web site for detailed changes)
- Approved Tim to contract with Attorney to review proposed By Law's changes.

11:46 am meeting adjourned.

Next Meeting July 8, 2023 - 10:00 AM at the home of Margie and Larry Smith. (1104 194th St.)

Tides West Community Association

Budget vs. Actual - Cash Basis

FY 2022

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
Ordinary Income/Expense				
3000 - Annual Dues	\$12,385.49	\$12,700.00	(\$314.51)	97.52%
3100 - Boat Space Rental	\$260.00	\$380.00	(\$120.00)	68.42%
3200 - Interest Income	\$0.83	\$3.00	(\$2.17)	27.67%
3300 - Late Fees	\$90.00	\$100.00	(\$10.00)	90.00%
3500 - Penalty	\$0.00	\$50.00	(\$50.00)	0.00%
3600 - Uncategorized Income	\$0.00	\$100.00	(\$100.00)	0.00%
Total - Income	\$12,736.32	\$13,333.00	(\$596.68)	95.52%
Gross Profit	\$12,736.32	\$13,333.00	(\$596.68)	95.52%
Expense				
4020 - Computer and Internet Expenses	\$127.60	\$50.00	\$77.60	255.20%
4040 - Electricity - Lights	\$137.42	\$190.00	(\$52.58)	72.33%
4050 - Electricity - Park	\$414.84	\$500.00	(\$85.16)	82.97%
4070 - Garbage	\$156.32	\$240.00	(\$83.68)	65.13%
4080 - Insurance Expense	\$2,117.00	\$2,600.00	(\$483.00)	81.42%
4200 - Legal Fees	\$0.00	\$140.00	(\$140.00)	0.00%
4400 - Non-profit Filing Fee	\$10.00	\$10.00	\$0.00	100.00%
4500 - Office Supplies	\$14.95	\$0.00	\$14.95	0.00%
4520 - Park Maintenance	\$3,470.32	\$7,250.00	(\$3,779.68)	47.87%
4530 - PO Box Rent	\$0.00	\$95.00	(\$95.00)	0.00%
4540 - Postage and Delivery	\$147.55	\$300.00	(\$152.45)	49.18%
4550 - Professional Fees	\$100.00	\$0.00	\$100.00	0.00%
4560 - Property Tax	\$120.80	\$110.00	\$10.80	109.82%
4620 - Water	\$434.51	\$600.00	(\$165.49)	72.42%
4630 - Website	\$175.00	\$300.00	(\$125.00)	58.33%
4640 - Contingency	\$0.00	\$350.00	(\$350.00)	0.00%
Total - Expense	\$7,426.31	\$12,735.00	(\$5,308.69)	58.31%
Net Ordinary Income	\$5,310.01	\$598.00	\$4,712.01	887.96%
Net Income	\$5,310.01	\$598.00	\$4,712.01	887.96%

TIDES WEST ARCHITECTURAL COMMITTEE REPORT

The Architectural Committee had five (5) approval requests From 3/28/2023 to 5/2/2023.

- 1 .Base Mountain Construction @ 1950B and 19510 Pacific Way. They requested approval for two new homes. This is after the fact since the County already gave them their permits . on 3/28/2023.
2. Jeff Calcagno @ 1919 195th Street was approved for removal of an existing MH and construction of a new home an 4/6/2023.
3. Michael S Teresa Koppang @. 1940 Pacific Way were approved for a new Bt X '12t storage shed. on 4/1 1/2023
4. Richard S Penny Anthony @ 1709 195th Street were approved for re—painting their house on 4/17/2023.
5. Daniel Koerner @. 1906 194th Street was approved to re—paint his trim on their house on 5/2/20a3.

Other Items and Updates.

- 1 .James S Cathy Peterson @ 1S41B LJ Place were approved for painting their home on April 5, 2021 . They have problems with the painters which delayed any new decking or trellis. The painting is to be Finished this Spring and the other work this Summer which was approved then as well .

This concludes the A. C report for this period.

Best Regards,

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Joyce Waldock A.C. Chairman

Archives Committee – List of documents per Washington State Law

Non Profit Corporations RCW 24.03.210 Types of documents to be maintained	Length of time for retention	Homeowner's Associations RCW 64.38 Types of Documents to be maintained	Length of time for retention	WA Uniform Common Interest Ownership RCW 64.90.495 Types of Documents to be maintained	Length of time for retention
Minutes (1)(a)	Permanent				
		Minutes .035 (4)	Permanent <i>(section states that BOD shall keep minutes)</i>		
				Minutes of all meetings of its owners and board (b)	Permanent
Actions by Members and Board of Directors by Unanimous Written Consent (1)(b)	Permanent			Records of actions taken without a meeting (b)	Permanent
Actions on behalf of the Corporation by a committee of the Board (1)(c)	Permanent			Records of actions taken by a committee in place of board on behalf of assoc. (b)	Permanent
Articles of Incorporation (2)(a)	Current Copy				
Bylaws and all amendments to them currently in effect (2)(b)	Current Copy				
				Original Declaration and organizational documents, all rules currently in effect (d)	Permanent
All communications in the form of a record to members generally within the past six years, including the financial statements as part of the annual meeting (2)(c)	7 years				
				The current budget, detailed records of receipts and expenditures affecting the operation and administration of the association, and other appropriate accounting records within the last seven years (a)	7 years

				Copies of all notices provided to unit owners or the association in accordance with this chapter or the governing documents (n)	<i>Permanent</i>
				Ballots, proxies, absentee ballots, and other records related to voting by unit owners for one year after the election, action, or vote to which they relate. (o)	One year after action/election/ vote
A list of the names and business addresses of its current directors and officers (2)(d)	Current Copy			A list of the names and addresses of its current board members and officers (f)	Current Copy
Most recent annual report delivered to the Secretary of State under RCW 24.03A.070 (2)(e)	Current Copy			Its most recent annual report delivered to the secretary of state, if any (g)	
Accounting Records (3)	Appropriate records				

		The association or its managing agent shall keep financial and other records sufficiently detailed to enable the association to fully declare to each owner the true statement of its financial status. All financial and other records of the association, including but not limited to checks, bank records, and invoices, in whatever form they are kept, are the property of the association. .045 (1)	Sufficiently detailed to declare true financial status.		
				All financial statements and tax returns of the association for the past seven years (e)	7 years

				Copies of contracts to which it is or was a party within the last seven years(i)	7 years
				Materials relied upon by the board or any committee to approve or deny any requests for design or architectural approval for a period of seven years after the decision is made (j)	7 years after decision
				Materials relied upon by the board or any committee concerning a decision to enforce the governing documents for a period of seven years after the decision is made(k)	7 years after decision
				Copies of insurance policies under which the association is a named insured(l)	Current copies <i>[consider if law allows suits to be brought for x number of years, maintain older copies]</i>
				Any current warranties provided to the association(m)	Current copies
Record of members in a form that permits preparation of a list of the names and addresses of all members, in alphabetical order by class, showing the number of votes each member is entitled to cast (4)	Current				
		Names of current unit owners, addresses used by the association to communicate with them, and the number of votes allocated to each unit; .045 (2)	Current		

				Names of current unit owners, addresses used by the association to communicate with them, and the number of votes allocated to each unit; (c)	Permanent
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