

## Tides West HOA Board Meeting

**UNAPPROVED**

July 8, 2023

Location: Margie Smith's house

10:05 AM Meeting called to order

In attendance (in Person unless noted):

- Presiding Officer: Tim Reed (President)
- Vice President: Greg Anderson (Via Google Meet)
- Secretary: Eric Killian
- Board Members: Carryl Dazey-Brown, Michele Deshaw, Margie Smith
- 2 members in person, 1 member via Google Meet

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
- Reserve Funds Committee Report (see below) - approved

Updates and Discussions

Old Business:

- Posting of minutes as unapproved and approved – Eric will post unapproved minutes that are labeled in both the file name and on top page of the document as soon as they are complete, then add approved minutes after the following meeting when they are approved.
- Chip seal on East side streets – Tim talked to county – their plans are set for next 2 years, they will set plan for following years next year sometime – community requests can have influence, Tim has made a request on behalf of the HOA, individual owners making requests as well can't hurt.
- Lien filings
  - the property that owes ~\$500 has entered and signed an agreement to pay \$25 a month until caught up, first payment was made in June. As long as payments keep up no Lien will be filled.
  - Property that owes nearly \$5,000 has not responded to written communication. We have filed Liens on that property in the past, Unclear if the existing Liens contain the clause that covers future unpaid dues, more investigation needed to determine if we need to file another Lien.
- Summary of Legal review, Lawyer saw no issues with our proposals. Tim requested a printed and signed copy of the report from the attorney,
- Storage shed cleanout – first round went well, we probably need to do another round to get it ready to store archives.
- Michelle updated us on the 3 parcels/easements between lots on the north side of 194<sup>th</sup> st. see full report below.

- Tim updated on the outstanding \$200 fine that member is disputing – no response to our offer to settle, full \$200 amount owed will remain on the books to be collected at closing if the property is ever sold.

#### New Business:

- Annual Meeting –
  - Food
    - Board Members will provide Hamburgers, hotdogs, buns condiments and chips to be served after the meeting.
    - Members can bring any other sides or drinks they wish.
  - Conducting the meeting
    - Tim has PA system that will enhance the Mic.
    - Will ask that Members who wish to comment use Mic and face the audience.
  - Proxy voting
    - Members can return a directed proxy, votes counted as they designate, or they can assign another member to vote for them.
    - Proxies can be returned by physical mail or scanned and emailed, must be signed by the Member.
  - Possibility of going live on-line?
    - Google Meet allows 100 participants.
    - We'll give it a try, setting up phone near speaker.
- Update on irrigation system
  - Cannot install a new system to draw water from the lake, existing system is grandfathered.
  - We have not been able to locate the hose that draws from the lake.
  - There are a couple of plumbing contractors that Tim will contact to see if they have the ability to fix our system.
  - If we cannot fix the system we will need to switch to using water from North Beach Water – will definitely affect our budget.
- Weeds in the boat storage area – they are really high
  - One tip we got is a mixture of vinegar, salt and Dawn dish soap (really!) is a good safe option – we will do some tests to see if it works.
- Member input that there are a couple lots that do not seem to be maintaining their property – no mowing, etc.
  - Eric to write a letter that we can send to members reminding them of responsibility as spelled out in the Covenants.
  - Carryl to coordinate reviewing all the lots to determine which if any warrant a letter.
  - In the meantime the Annual Meeting notice will contain a reminder to all Members of their responsibility.

#### Votes

- Annual Meeting mailer - approved
- By Laws committee proposals for Member vote – approved
- Propose increase in annual dues to \$125 for Member vote - approved

12:24 pm meeting adjourned.

Next Meeting – Annual meeting in the park, August 19<sup>th</sup>, 11:00 am

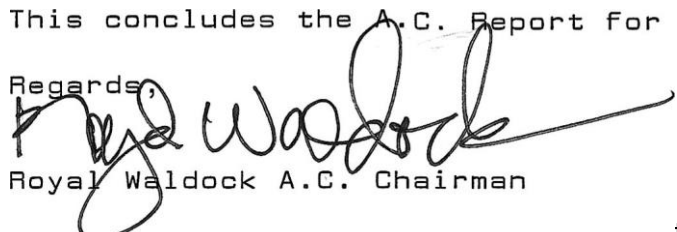
## TIDES WEST ARCHITECTURAL COMMITTEE REPORT

The Architectural Committee had eight (B) requests for approval from 4/14/23 through 6/25/23.

1. Richard S Penny Anthony @ 1709 195th Street requested approval to re—paint their residence . Approval issued on 4/17/23 .
2. Jerry Haagen @ 1B 15 194th Street requested approval for a new B<sup>T</sup>X '12<sup>t</sup> shed. Approval issued on 4/19/23.
3. Daniel Koemer@. 1906 194th Street requested approval for re—painting residence . Approval issued on 5/2/23.
4. Ron S Debra Holmberg @ 170B 195th Street requested approval to complete some up—grades, a new deck, extend roof and a small storage area. Approval issued on 5/31/23 based on the County approval if required.
5. Toby, 8 Marsha Hilborn @ 2006 195th Street requested approval to re—paint and re—roof their residence. Approval issued on 6/4/23 .
- e . Keven S Diana Rowse @ 1712 195th Street requested approval for a new '10<sup>t</sup>X 12<sup>t</sup> shed. Approval issued on 6/22/23.
7. Tim Reed @ 1205 195th Street requested approval for a new B<sup>f</sup>X 1 O<sup>f</sup> shed. Approval issued on 6/22/23.
- B. James Fittsgibbon @ 1803 194th Street requested approval for a new G<sup>f</sup>X green house. Approval issued on G/ 25/23.

This concludes the A.C. Report for

Regards,

  
Royal Waldock A.C. Chairman

this period .

**Tides West Community Association**  
**Tides West Community Association**  
**Budget vs. Actual - Cash Basis**  
**From Aug 2022 to Jun 2023**

Financial Row	Amount	Budget Amount	Amount Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3000 - Annual Dues	\$12,115.00	\$12,500.00	(\$385.00)	96.92%
3100 - Boat Space Rental	\$260.00	\$280.00	(\$20.00)	92.86%
3200 - Interest Income	\$1.87	\$3.00	(\$1.13)	62.33%
3300 - Late Fees	\$230.00	\$100.00	\$130.00	230.00%
<b>Total - Income</b>	<b>\$12,606.87</b>	<b>\$12,883.00</b>	<b>(\$276.13)</b>	<b>97.86%</b>
<b>Gross Profit</b>	<b>\$12,606.87</b>	<b>\$12,883.00</b>	<b>(\$276.13)</b>	<b>97.86%</b>
<b>Expense</b>				
4000 - Annual Meeting	\$0.00	\$75.00	(\$75.00)	0.00%
4020 - Computer and Internet Expenses	\$143.80	\$146.30	(\$2.50)	98.29%
4030 - Donation	\$500.00	\$0.00	\$500.00	0.00%
4040 - Electricity - Lights	\$173.14	\$183.26	(\$10.12)	94.48%
4050 - Electricity - Park	\$587.90	\$550.00	\$37.90	106.89%
4060 - Filing Fee	\$232.50	\$10.00	\$222.50	2325.00%
4070 - Garbage	\$243.85	\$458.37	(\$214.52)	53.20%
4080 - Insurance Expense	\$3,026.10	\$2,600.00	\$426.10	116.39%
4200 - Legal Fees	\$450.00	\$200.00	\$250.00	225.00%
4500 - Office Supplies	\$76.26	\$75.00	\$1.26	101.68%
4520 - Park Maintenance	\$5,089.75	\$4,750.00	\$339.75	107.15%
4530 - PO Box Rent	\$114.00	\$100.00	\$14.00	114.00%
4540 - Postage and Delivery	\$189.56	\$125.00	\$64.56	151.65%
4560 - Property Tax	\$120.80	\$125.00	(\$4.20)	96.64%
4620 - Water	\$562.96	\$550.00	\$12.96	102.36%
4630 - Website	\$0.00	\$200.00	(\$200.00)	0.00%
<b>Total - Expense</b>	<b>\$11,510.62</b>	<b>\$10,147.93</b>	<b>\$1,362.69</b>	<b>113.43%</b>
<b>Net Ordinary Income</b>	<b>\$1,096.25</b>	<b>\$2,735.07</b>	<b>(\$1,638.82)</b>	<b>40.08%</b>
<b>Net Income</b>	<b>\$1,096.25</b>	<b>\$2,735.07</b>	<b>(\$1,638.82)</b>	<b>40.08%</b>

## Reserve Fund Study Committee recommendation – submitted 7-8-23

Inflation assumption used in calculations:

I assumed inflation at 2% per year over 30 years. I also assumed that the work would be spread evenly over that time period (based on current cost researched by Kevin) assuming 1% inflation adjustment (in red below).

**Restrooms** – We have had no major repairs since I've lived here – 15 years. The building was painted a couple of years ago. I expect we will have to do the following over the next 30 years:

New Roof	\$ 1,700
New plumbing fixtures	\$ 1,300
Paint	\$ 1,600

**Storage Shed** – Not sure of the life on this one, but I think we could replace it with a pre-built shed.

Tuff shed	12X20	\$ 10,000
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### Gazebo

Probably only need a roof and some paint on this one.

Roof \$ 1,200 Paint \$ 900

**Water Pump and covering** Replace  
both \$5,000

**Dock** – This will be the big one.

Replace the dock \$ 40,000

**Irrigation System** – I don't think this will be much, mainly new sprinkler heads.

Replace sprinkler heads \$ 1,200

Total over 30 years: \$ 62,900

Needed to fund annually over 30 years: \$ 2,100 per year

Annual per member dues increase: \$17.00 per year

Submitted by:

John Holtermann

Treasurer

## **Results of investigation into the ownership of and/or responsibility for two pieces of land in Tides West not owned by the HOA<sup>1</sup> or any of its members.**

- On the East Side of Pacific Hwy, the piece for investigation was a platted area between Parcel 74082002025 on the east (1902 194<sup>th</sup>) and Parcel 74082001012 (1816 194<sup>th</sup>) Both numbered Parcels are owned by Hintz. On some plats the area was labelled S Place, on other plat maps it was not.
- On the West Side of Pacific Hwy, the piece for investigation was a platted area between Parcel 7408100409 on the east, owned by Hathaway (1308 194<sup>th</sup>) and Parcel 74081003001 on the west, owned by Waldock (1222 194<sup>th</sup>).

The object of the investigation was to determine who or what owns the properties and who or what is responsible or liable for such things as mowing and maintenance, downed trees, dumped garbage, etc.

Conversations with Bruce Walker, Pacific County Assessor and Grace Amundsen-Barnkow County Engineer, plus emails from Blair Swogger, Sr. GIS Analyst with Pacific County Public Works, resulted in the following conclusions:

1. RE: the East Side property<sup>2</sup>
  - a. The land is "part of the County 'road log.' It is number 22089 in the log. At one time, the County surfaced the land with gravel, no longer visible.
  - b. The land has not been "adopted" by the County for maintenance. Hence, the County does not do maintenance, mowing, or anything esthetic. The County is only responsible if there is a "hazard" to health and safety on the property. This would include trees that might be hazardous, or something dumped on the land.
  - c. The only restriction regarding what the HOA or HOA members can do is that trees may not be cut without consultation and presumably approval of the Department of Community Development.

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<sup>1</sup> A third property, for which investigation was initiated, was quickly determined to be owned by the HOA: this is the piece Board Member Eric Killian asked about in his Board email of May 16, 2023, based on an earlier email that same day from Mike Hathaway, regarding the so-called "easement" bordering his property, Parcel 74081004009, at 1308 194<sup>th</sup>. Killian, at 1716 194<sup>th</sup> (Parcel 71082001006) borders Parcel 74082901002 which is a roughly 20 foot wide strip west of Killian; the strip is owned by the HOA and for which the HOA pays property taxes each year..

<sup>2</sup> Per Grace Amundsen-Barnkow, Pacific County Engineer, phone conversation July 5, 2023, 5:00 pm PT.

2. RE: the West Side property

- a. The land is not in the County "road log" and neither is it in the County "maintenance log."<sup>3</sup>
- b. The plat shows a property called Shoal Place.
  - i. "It appears it was never developed and per the Plat dedication, 'all streets and alleys are dedicated to the Public forever.' So, unless it has been vacated, it could be a public/County Right of Way.
  - ii. "The only caveat would be that Tides West, as a Community Association, could have notation within their Covenants dictating what can be done with undeveloped streets and alleys within the Plat." iii. Book (or Volume) H, Page 99 shows a "Dedication" in Tides West, as follows:
    1. "Know all men [sic] by these presents the Properties West, a Washington Corporation, and Hilda C. Sound as her separate property, do hereby certify that they are the owners of the land embraced in this Plat [Page 100] and have caused the same to be platted into lots, blocks, and streets, said plat to be know as Tides West, Division 1, and do hereby dedicate to the use of the public forever all streets and alleys shown on this Plat."<sup>4</sup>
    2. Signed by Hilda Sound and both the President and the Secretary Treasurer of Properties West on May 14, 1969.

In addition, Bruce Walker, Pacific County Assessor, had the following comments when asked "Who or what is responsible for the property, say if a tree falls or grass need trimming, or whatever?"<sup>5</sup> Does not appear that the properties have been "opened." Mr. Walker referred me to the Department of Public Works.

- It is not known if the properties have been "accepted by the Public."
- Potential exists to apply to have either property "vacated" then the property could be divided.
  - Contact Department of Public Works.
  - Pay a fee.
  - Gets investigated.
  - Owners on each side could get half, or about 30 feet each.
  - Suggested owners contact a private attorney if they are interested in pursuing.

An electronic version of this report will be provided, with attachments, to all Board members.

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<sup>3</sup> Per Grace Amundsen, Barnkow, Pacific County Engineer, phone conversation July 5, 2023, 5:00 pm PT.

<sup>4</sup> Per Blair Swogger, Senior GIS Analyst for Pacific County Public Works, email of July 6, 2023 9:50 am PT.

<sup>5</sup> Bruce Walker, Pacific County Assessor, phone conversation, June 26, 2023 11:10 am PT.

<https://pacificwa-mapsifter.publicaccessnow.com/defaultHTML5.aspx?parcel=74082901002>

East Side of Tides West

- This is a platted street, S Place
- To the east: parcel # 74082002025 owner Hintz 1902 194<sup>th</sup>
- To the west: parcel # 74082001012 owner Hintz 1816 194<sup>th</sup>

No photos of S Place and Shoal Place as these are not taxed properties.

West side of Tides West

- This is a plated street, Shoal Place
- To the east: parcel # 74081004009 owner Hathaway 1308 194<sup>th</sup>
- To the west: parcel # 74081003001 owner Waldock 1222 194<sup>th</sup>

Tides West Association owns a roughly 20 foot wide strip between Plowman and Killian  
Parcel # 74082901002

- To the west: parcel # 74082001005owner Plowman 1706 194<sup>th</sup>
- To the east: parcel # 74082001006owner Killian 1716 194<sup>th</sup>

Tides West HOA pays taxes on this every year (\$48.10)

- Plat online makes it appear is if Plowman built on the strip
- Measures 20' x 120'

