

PROPOSED TIDES WEST BYLAWS REVISIONS

Proposition #1: Eliminate instances of gender specific pronouns from the By-Laws

I-2 no member shall be entitled to either the whole or any part thereof in the event of the termination of ~~his~~ membership in the

I-3 A new owner of purchaser Shall become entitled to vote after establishing ~~his~~ ownership or contract interest to the satisfaction of the secretary.

IV-5 The Secretary shall issue notices of meetings and keep the minutes of the meetings ~~He~~ **and** shall keep a record . .

II-3 . . .when deposited in the United States mail addressed to the member at ~~his~~ **the** address as it appears on the records of the corporation with postage thereon prepaid.

IV-6 . The Treasurer shall keep safely all moneys and securities and disburse the same under the direction of the Board of Directors, ~~He~~ **and** shall cause the funds . . .

At each annual meeting of the members and at any time directed by the Directors, ~~he~~ **and** shall issue and present a full statement . . .

Note: RCW 49.60.030 and RCW 64.38.028 allows board to remove discriminatory language w/o member vote

Proposition #2: Expand the definition and application of “Member in Good Standing” found in III-6

I-3 Each owner shall have one membership ~~and one vote~~ regardless of the number of lots owned. **Only members in good standing shall have one vote per membership.**

III-2 The board of Directors shall be elected from those individuals who ~~either~~ are members **in good standing** of the corporation,

III-8m The Tides West Association Board of directors shall have the authority to designate as “members not in good standing” those members who are more than one year delinquent in payment of annual dues and/or fines or who are more than six (6) months in violation of the covenants. By a vote of the majority, Board members may limit the member’s privileges, including but not limited to voting, serving on committees, serving on the board of directors or being issued a restroom key. Said members will be reinstated as “members in good standing” and/or delinquent dues have been satisfied to the board’s satisfaction and when they remain current and in compliance for a period of 4 months.

Proposition #3: Allow option for email notice of meetings

II-3 ... If mailed, the notice of the meeting shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the corporation with postage thereon prepaid. **Individual members may give written permission to receive meeting notifications by email rather than U.S. postal service.**

Proposition #4: Must be an association member to serve on the Board of Directors

III-1 The affairs of the corporation in the organization and commencement of business shall be managed by a Board of Directors which shall be composed of seven members ~~(or nominees of members)~~ of the corporation.

III-2 The board of Directors shall be elected from those individuals who ~~either~~ are members of the corporation. ~~or who have a financial interest in a member of the corporation by virtue of being a stockholder or partner in a member of who are nominated by such member."~~

Proposition #5: Elimination of unnecessary language

I-1 ~~The membership of the corporations shall exclude Properties West, Inc., as developers of Tides West, and shall consist (in addition to the original incorporators, said incorporators being authorized to resign their membership) exclusively of the owners of lots in Tides West, a recorded plat in Pacific County, Washington, and such additional plats as may hereafter be recorded by or for Properties West Inc., or its successors or assigns covering property in section 16 of Township 11 North, Range 11 West, W.M. in Pacific County, Washington, if pursuant to such platting, restrictions and dedications be recorded by which membership in this corporation be afforded lot owners in such platted areas.~~ **Tides West is a recorded plat covering property in Section 16 or Township 11 North, Range 11 West, W.M. in Pacific County, Washington.** A purchaser under a contract of purchase **of property in Tides West**, shall be deemed an owner for membership purposes, and the term "owner" as used in these By-Laws shall include a contract purchaser or assignees and holders of record of the vendee's interest under any such contract. . . .

III-3: Except as otherwise provided by law, vacancies in the Board of Directors, whether caused by resignation, death, ~~qualification of additional members of the corporation,~~ or otherwise, shall be appointed by the President. A director thus appointed to fill any vacancy, shall hold office for the unexpired term of his predecessor.

Proposition #6: Add the word “Fines” to the heading of Article VI.

ARTICLE VI. ASSESSMENTS, **FINES**, AND CHARGES

Proposition #7: Add the heading, “Special Assessments” to Article VI Section 1

ARTICLE VI. SECTION 1. **SPECIAL ASSESSMENTS:**

Proposition #8: Add the heading, “Annual Dues Assessment” to Article VI Section 2

ARTICLE VI. SECTION 2. **ANNUAL DUES ASSESSMENT:**

Proposition #9: Assess annual dues by non-combined lots rather than by membership

Article VI Section 2: **The annual dues shall be assessed to each individual lot owned by association members. Lots which have been combined with one parcel number shall be considered one lot for the purpose of dues assessment.** The annual dues assessment shall be due January first of each year.

Proposition #10: Charge a penalty of \$10 for late dues rather than an interest rate of 10%.

Article VI Section 2: ...Dues payments between February first and April first shall bear a **penalty of \$10.** ~~interest at the same 10% rate as listed for all other assessments and charges. ...~~

Proposition #11: Create a new section 3 under Article VI “Fines and Charges”

Article VI SECTION 3: FINES AND CHARGES

Proposition #12: Eliminate charging 10% interest per annum from Article 6 Section 3

Payment of other assessments, **fin**es, and charges shall be due within thirty (30) days after notification and will, thereafter bear interest at the rate of 10% per annum until paid.

Proposition #13: Replace directive to file a lien when six months delinquent with board policy on liens

Article VI Section 3: The assessment or charge, together with all expenses, attorney fees and costs reasonably incurred in enforcing the same, shall be a personal obligation of the member assessed. ~~Failure to pay assessments or charges within a six month period will result in the filing of a lien against the land owned by the member.~~ **When accumulated delinquent assessments, dues, and fines, added to the cost of filing a lien, total \$500 or more, the board will file a lien with Pacific County Auditor on the property in question for the amount owed, the costs of filing the lien, the cost of releasing the lien and future unpaid Dues, fines, and fees. Should the member agree to and sign a repayment contract approved by the Tides West Board of Directors, filing of the lien will be postponed as long as, in the judgement of the Board of Directors, the terms of the contract are being adhered to.**

Proposition #14: Vote to raise annual dues to \$125 per year. (Not a Bylaws issue)