

Member Update 7-11-23

The Tides West Directors held their regular July meeting on July 8. The following are highlights from that meeting. Complete minutes of the meeting will be posted on the Association Web Page, as will this update.

Reserve Fund: John Holtermann presented the results from the reserve fund committee. The State strongly encourages if not requires HOAs to develop a 30-year reserve fund for the repair and replacement of hard assets owned by the association. Our assets include structures and equipment at the lake park. Estimated replacement costs over a 30-year period would total \$62,900. This represents an annual cost of \$2,100 which represents a needed increase in income of \$17 per member per year.

Chip seal deterioration on the East side: Tim raised the issue with Pacific County works dept. and made a request for repair of 194 and 195. The result was not encouraging as their chip seal projects are already set for 2023 and the 2024 list is depending on funding from the state which has decreased over the last decade. Projects will be prioritized and ranked according to a number of factors and they will do what they have funding for. Individual member complaints may carry some weight.

Lien filings: Two members currently fall under the board policy for filing a lien against their property. One member has agreed to a contract to pay a monthly amount until caught up and the other has not responded to letter and personal contact. A lien will be filed this week for the second property.

Attorney review of proposed Bylaws changes: We have received the legal review of what we will be voting on at the annual meeting. Our attorney has indicated that he sees no legal or compliance issues with the changes that will be up for a vote. He also indicated that there is not a legal issue with changing the assessment of annual dues to by non-combined lots rather than by membership. He also concurs that our governing documents do not allow us to have more than one vote per member. Some associations allow members multiple votes according to the number of properties owned.

Notice of Annual Meeting: Members will be receiving by mail your annual meeting notice. Included in the notice will be a detailed explanation of the 13 proposed Bylaws changes members will be voting for or against. Also included in the mailer will be a proxy form for you to use if you will be unable to attend the annual meeting. One option would be for you to give your proxy to the Tides West board and fill out the ballot on the back of the proxy form. The board commits to record your vote exactly as it appears on the proxy ballot. You may return your ballot by mail to PO box 534 Ocean Park, WA 98640 or fill out and sign the proxy form, fill out the ballot, copy both sides and email it to memberstideswest@gmail.com. Explanation of Bylaws changes is attached below.

Picnic and social after the annual meeting: Individual board members will be providing hamburgers, hot dogs, and chips after the meeting. We will have paper plates and plastic utensils available. You will need to bring your own beverage and any side dishes you wish. Take the opportunity to enjoy the park and visit with other members of our community.

Procedure for annual meeting: Because our August meeting is a member meeting, we encourage interaction among members. We will have a roving microphone for members who wish to comment during the meeting. We are asking members to stand, identify themselves and then make their comment. We will briefly discuss the 14 proposals in order and then suggest that members mark their ballot following the discussion before moving on to the next proposal.

Open Board Positions: In odd numbered years, three of the seven board positions are up for renewal. One of the current board members may stand for reelection, but two are retiring. We will vote to fill three positions from among the candidates, who have declared, by the annual meeting. If members notify the president of their intent to run at least a week before the board meeting, I will put the information in a member update and on the Association web page. Members may also declare their intent to run at the annual meeting. Candidates need to submit a brief paragraph introducing themselves and their reason for seeking to be a board member.

Vote on raising dues: Our costs continue to increase and we are looking at some significant repairs to our irrigation system. We also need to fund a reserve account as described by the state to take care of repair and replacement of structures and equipment. The board is recommending raising dues to \$125 per year. The last time dues were raised was in 2007(?)

Keep your grass mowed: Our current covenants call for all members to keep their property presentable which includes mowing your grass at regular intervals. This is part of maintaining property values for all association members. Please be respectful to your neighbors and keep your property groomed.

Loomis Lake park irrigation system: As noted in a previous update, our irrigation system at the park, which draws water from the lake, has failed. The state no longer allows drawing water from the lake for any purpose, so we might be allowed to repair an existing system, At this point, we do not have a plan because we have not been able to locate the line that draws water from the lake. We will pursue ways to find the line, but until then we are doing minimal irrigation using North Beach Water, which would be a very expensive long-term solution. If anyone knows a history that might help us locate the intake line, please let us know.

See you at the Annual Meeting,

Tim Reed