

## Tides West HOA Board Meeting

September 23, 2023

Location: Tim Reed's House

9:58 am Meeting called to order

### In attendance:

- Tim Reed (President)
  - John Holtermann (Treasurer)
  - Eric Killian (Secretary - Remote)
  - Michele Deshaw
  - Ed Everstine
  - Mike Needy
  - Margie Smith
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- Members: 1 in person, 1 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

### Member Input

- Request to update By Laws to allow 6 ft fences. It had been changed to 6ft (from 5 ft) with 2020 update – when we moved back to 2015 this change was lost. This led to discussion of how often do we want to update? Ideally, we will stick to 10 year cycle and not revisit until 2032, saving requests to be all considered at once. This led to discussion of is there a number of requests that would trigger acting earlier? We agreed to make this a formal action item and discussion at next meeting with goal of setting a policy.
- For now Members can request an exception from the Architecture committee and if will be considered as all requests for exception are.

### Old Business

- Board Policy updated to comply with bylaws changes, reviewed document and made some edits
- Update Recording of Lien on extremely delinquent property: existing Liens still in effect – we calculated the total owed in addition and will file an additional Lien with the “and future fees” clause – should be covered for future as well now.
- Delinquent Dues Update: 3 Members owe multiple years, 3 owe 1 year, 1 owes for past fines.
- Outstanding \$200 Fine Resolution Proposal: Mike to draft letter offering to settle for \$100, to be reviewed by Board and sent to Member.
- Update Recording of revised Bylaws: all signed, Tim to File.
- Park Irrigation Update: we have two options of similar amounts (\$3K range). Board to discuss and make a decision in October.
- Procedure for monitoring of member lawn maintenance: We will respond to member complaints about unmaintained yards, not proactively police the neighborhood.

- Archives: In packing to move John found additional boxes. In total there are now 9 boxes (at Tim's house) suspect that a lot of the contents can be tossed, need a group to sort through them.
  - Tim to investigate cost of locking file cabinet that can be added to the storage shed space to store files that must be kept.

### **New Business**

- Bora Bora blue house – they agreed to trim and garage paint colors proposed by Arch. Committee – they have 30 days from the letter to complete or face \$50 per month fines.
- Light blue 2 story house on 194<sup>th</sup> – it was never submitted for approval, but County granted a building permit. Consensus is it is too late to do anything now. Arch Committee to ask county to clarify their policy – do they approve building permits without verifying HOA approval?
  - Update: After a telephone call with Pacific County DCD 9/25/23 We learned the following: The Pacific County Dept of Community Development has no legal obligation to have the builder contact an HOA when considering a building permit. "As a courtesy" the DCD does contact Tides West and Surfside when they see a property in either of those HOA's is seeking a permit. "In this case (building permit for 1110 194) it "SLIPPED THROUGH THE CRACKS." It was explained that in 2021 when this permit was granted by the County there were others employed at that time and that present personnel are more thorough in getting permits to TW and Surfside HOA Committees.
- A cable (most likely Spectrum) that was buried has unburied itself across the beach trail.
  - Update: Spectrum has reburied the cable.
- Tim to send letters to all members affected by new dues per Lot policy.

### **Votes (all approved)**

- July and August minutes
- Add discussion of criteria to trigger early By Laws changes to next meeting
- New process for Arch Committee exception handling – if options are to be presented to Member have Board approve options before presenting to Member

12:44 pm Meeting adjourned

Next Meeting – December 2, 10:00 am, Margie Smith's house