

## Tides West HOA Board Meeting

December 2, 2023

Location: Margie Smith's House

10:02 am Meeting called to order

### In attendance:

- Tim Reed (President)
- John Holtermann (Treasurer - Remote)
- Eric Killian (Secretary)
- Michele Deshaw
- Ed Everstine
- Mike Needy
- Margie Smith
  
- Members: Kevin Heimbigner – Architecture Committee

Note: all votes were unanimous unless stated otherwise

### Reports:

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

### Member Input

- Roots sticking up in beach trail and trail entrance gets back up with water during heavy rain – roots are from tree that will be removed. To address puddling we will lay gravel on the trail.

### Old Business

- Update on irrigation system and Loomis Lake park. Installed and a few repairs/replacements of sprinkler heads needed – will be done before using system in the Spring. Also need to install a surge suppressor to protect electronics in case of power outages'
- Update on file storage – installed in shed and all files in drawers – unsorted, Archive committee to review and determine what to keep and what to toss.
- Update on dues for multiple lots: Letter sent to all affected members
- Update on Tides West Google Drive: most board members have not accessed – can either use group password or ask Eric to add their personal email address for access
- Storage shed fine letter: Proposal to keep the fine on the books, if he is pays half of the fine (\$100) we will close it otherwise it will stay. Vote 6-1
- Trees in drainage ditch on Q: Rodney removed them
- Insurance Policies update: Agent transferred to Strand
- 1110 194<sup>th</sup> wrap up - Nothing we can really do with the Builder now – issue closed.
- Board email approval process between meetings – Healthy discussion to clarify when topics require formal meetings vs board discussion. Key distinction is simple day to day operations vs policy. There are many operational things that can simply be discussed to keep the Board informed. Consensus that if any Board member feels that a topic is too complex and a meeting

is required then we will schedule a Zoom call or table until next Board Meeting if issue isn't time critical.

### **New Business**

- Proposed policy on AC to Board approval – Tim created a flow chart of process – key point – Architecture committee is advisory – If they approve Board must approve also. If Arch. Committee rejects Member can appeal to Board if they disagree.
- Draft version of new map – Michele created a map of the neighborhood that labels owner of each Parcel.
- Member property pride – Tim has had some success appealing to owners of problematic properties.

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

- September minutes
- Keep storage shed fine balance of \$200 on books 6-1

12:45 pm Meeting adjourned

Next Meeting – January 20, 2024, 10:00 am, Margie Smith's house