

Tides West Homeowners' Association Board of Directors  
Monthly Meeting, March 13, 2010  
Approved April 17, 2010

BOARD MEMBERS PRESENT: John Holtermann (President), Judi MacPherson (Vice President), Shannon Baker (Treasurer), Michèle DeShaw (Secretary), Dennis Winston & Anita Correy (Members At Large).

BOARD MEMBERS EXCUSED: Terry Taylor (Members At Large)

HOA MEMBERS PRESENT: Nadine Long, Ed Strange. Steve Baker attended for the web page training session (Ed Strange did not).

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:00 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the February meeting of the Tides West Homeowners Association Board of Directors, having been previously read via email transmission, were approved on a motion by Judi MacPherson, seconded by Anita Correy. Voice vote approval.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (2/21/10) balance was \$7,236.67. The ending balance (03/13/10) was \$11,112.47, which matches the bank balance. This was reported as a record-high balance, with \$1,700-1,800 left to come in and about \$700 left to disburse. The balance will appear on our new web site.
- There was no vote to approve the report.
- Another homeowner paid one homeowner's dues anonymously.
- There was bad feeling for the late fees packets. Many homeowners sent the \$10 late fee without any notice or comment, while other homeowners disputed the fee. Shannon will not require payment of the late fee and will put a note in the ledger to that effect.
- A question was raised: At what point do we set up a separate reserve account?
  - i. Shannon reported that there is no legal limit on the amount that can be in a HOA reserve fund.
  - ii. TW situation might allow about \$5,000 to be put in the account annually.
  - iii. A reserve account might allow us to pay for projects that are either unforeseen (i.e., emergencies) or improvement projects that could be costly, such as dock repair at the park.
  - iv. A reserve account should mean we engage in longer term planning. This is something to ask homeowner's on the web or at the Annual Meeting.
- Judi MacPherson made a motion that we authorize the establishment of a reserve account. Dennis Winston seconded. Voice vote approval.

#### 4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker was not present. Shannon reported on five issues.
- a. Rodgers (Div. 2, Block 2, Lot 24) Steve sent a letter asking them to submit a written request to the Architectural Committee for the changes made to their house: the changes to the roofing material/color and the new skylights.
- b. Baranova (Div. 1, Block 5, Lot 4) There are questions from the Architectural Committee regarding the fence and shed, which appear to be in violation of the Covenants.
- c. Schisler (Div. 2, Block 3, Lot 2) There is a junk car on this lot that has been there more than a year. Nadine Long read the Covenant section relevant to this issue: VI, 1. No trash, garbage...or other remains of any kind (including disabled vehicles) shall be...permitted to remain on any land in Tides West, vacant or otherwise.
- d. Jones (Div. 2, Block 3, Lot 10) Board members previously received from the Architectural Committee electronic copies of the plans for a new deck to be built next to the trailer on this property. Approval was given. (See documents)
- e. Mosher (Div. 1, Block 2, Lots 14 & 15) Barb and Randy Mosher requested and received a list of the membership of the Architectural Committee.

#### 5. COMMUNITY INPUT

- a. Jodi Pfeiffer yard
  - Anita had forwarded to Board members an email from Jerry Grow (Div. 2, Block 3, Lot 14) who has been watching the property (Div. 2, Block 4, Lots 7 & 8) while Jodi is in care. Jerry was trying to find someone to mow. Judi told them to call Rory, who does the park. This is not a Board action item.
- b. Posting Board meeting minutes
  - Michèle as Secretary needs to be posting approved Board meeting minutes at the Park. They will also be posted on the web site.

#### 6. OLD BUSINESS

- a. Record archives (see Documents)
  - Michèle reported on work done in February by Anita Correy, Anne Wilson, and Michèle DeShaw.
  - After the list of potential folders for organization was read, two more were proposed: one for Federal taxes and one for WA state non-profit filing.
  - Board members stated when their terms expire, so that this can be tracked. Covenants call for the election of four members in even numbered years and three members in odd numbered years (Article III, Section 2).
    - ✱ Elected in 2008: Anita, John, Judi, Terry
    - ✱ Elected in 2009: Dennis, Shannon, Michèle
  - Next meeting of the Archives Committee is March 29, 2010.
- b. Letter to county re: ditches (see Documents)
  - John sent a letter to Pacific County Public Works regarding the open ditches.
  - We will wait for a response and start a dialogue about this with Pacific County.

c. Other old business, not on agenda

- **Smith and cats** – Ms. Smith (Div. 2, Block 2, Lot 1) has more than the two cats agreed to when this issue was “solved” before. This is an on-going problem/issue. When the Mitchell’s (Div. 2, Block 2, Lot 2) were making improvements to their property and had to crawl under their trailer, they found there had been a “poop fest” going on under there. No action is being taken by the Board at this time.
- **Covenants ballots** – Since the Covenants may only be changed by “a majority vote of the members casting a ballot at a general meeting” (Section XI), the vote-by-mail ballots received from members are invalid. They were turned over to Michèle for archiving.

7. NEW BUSINESS

a. Fence next to Sue Buckhardt

- Spence’s fence (Div. 1, Block 5, Lot 13) next to Buckhardt (Div. 1, Block 5, Lot 12) is falling down. The Board is taking no action on this.

b. Big tree at the Park

- Dennis suggested that we have the tree on the mound at the entrance to the Park thinned. The cost would likely be about \$750 to \$1000. Dennis will get bids.

c. Web site training

- Carl, from beachdog.com, gave Board members (except Terry Taylor), and members Nadine Long, and Steve Baker an overview of the web site and information on how to post.
- The Board President will add the location of each Board meeting to the date as the location becomes known.
- The Board email link on the web site will forward to all Board members. Carl will make this happen.
- There will be a contact form on the web site which will also forward to all Board members. Carl will make this happen.
- John has the only password for now. The April Board agenda will have a discussion item regarding who will have access and rights to edit which pages.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 12:11 am.
- The April 17, 2010 meeting will be at Anita’s house.

DOCUMENTS:

- \* Jones deck plans (3 pages, available in .pdf )
- \* Archive Committee Report of January 17, 2010 (available in .pdf )
- \* Holtermann letter to Don Larson, Pacific County Department of Public Works, March 12, 2010



**Michèle DeShaw**  
**Board Secretary**