

Tides West Homeowners' Association Board of Directors
Monthly Meeting, July 30, 2011
www.TidesWest.org

BOARD MEMBERS PRESENT: John Holtermann, Anne Wilson, Shannon Baker, Michèle DeShaw, Anita Correy, Terry Taylor.

BOARD MEMBERS ABSENT: Dennis Winston.

HOA MEMBERS PRESENT: Steve Baker, Renelle Welch, Nadine Long, Maggie Bloomgarden.

1. CALL TO ORDER

- Board President John Holtermann called the meeting to order at 10:00 am. Meeting was held in the park.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the May meeting of the Tides West Homeowners Association Board of Director were amended and approved by a voice vote.

3. TREASURER'S REPORT

- The Treasurer's Report was approved by a voice vote. The beginning and ending balances match the bank balance. Federal taxes have been filed, using Form 1120H.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker, chairperson, reported for the Committee.
 - a. The letter requested (at the May meeting) of the Welches, to paint their house, was received and the Board approved the color change.

5. COMMUNITY INPUT

- Anne Wilson reported on how many RVs can be on one lot at one time. Data came from the Pacific County web site, under FAQs.
- Pfeiffer property (Division 3, Block 4, Lots 7 & 8) has been cleaned up, with the exception of one heavy trash can.
- Cats at the Smith house (Division II, Block 2, Lot 1) continue to be counted. One contractor is said to have counted 14 at one time. Smith has been seen indiscriminately placing food onto the floor of the covered porch. It was said at this meeting that there is nothing to be done.

6. OLD BUSINESS

- a. Record Archives – No report as there has not been a meeting.
- b. Privacy Policy – Tabled. This is a policy the Board will write.
- c. Property Conditions
 - The question was raised, "When do we notify people about the need to mow, clean, etc.?" It was felt that a letter from the Board should go out when the Board feels it is time and that the letter should give 30 days notice. The letter would go to the owner. If there is a renter, the letter would also be sent to the renter.

Unapproved

- Schlisler property (Division 2, Block 3, Lot 2) has been cleaned up. Now the yard needs to be mowed.
- Foreclosures—do we pay to mow and then send a bill to the bank, with a lien if necessary?
- d. Information on Renters—John is going to establish the presidential practice of sending a letter to the owner of a rented property, asking for the name and contact information of the renter. As President, he will then send a welcome letter to the renter, with a Cc to the owner. The correspondence will seek to invite the renter into our community and make the renter aware of our practices and policies. John is also going to contact the property management companies.
- e. Estimate for New Entry Sign—John sent a picture of the sample sign to PDX/VAN company and has heard nothing back. Postings on the web site all favor a new sign. It was suggested that an inexpensive option would be to cut off the “Tides West” top of the existing signs, place that tops in the ground as our signs, and return the names to our homeowners. John still plans to contact Astoria Monument. Plans are still to present this topic at the Annual Meeting in August.

7. NEW BUSINESS

- a. 2011-2012 Annual Budget
 - John presented a spreadsheet of the 2010-2011 actual expenses versus what was budgeted and based on this, presented the 2011-2012 budget proposal.
 - After discussion, the proposal was approved by the Board on a voice vote.
 - Michèle was asked to talk to Dick Bonney about dock repairs and whom we might contact about such repairs.
- b. Annual Meeting and Picnic – Steve asked the Board members to arrive 30-60 minutes early to help set up. John is writing the agenda.

ITEMS NOT ON PUBLISHED AGENDA

- a. Board meetings for 2011-2012 were set for every other month, in the odd numbered months, with no two-month break in the winter. Michèle will create a card to be handed out at the Annual Meeting indicating the dates.
- b. The Board seats of Shannon, Dennis, and Michèle are open for election. Michèle and Shannon will continue if elected. John will talk to Dennis.
- c. Fireworks in Tides West are allowed at certain times and days defined by Pacific County.

8. ADJOURN

- There being no other business, Board President John Holtermann adjourned the meeting at 11:12 am. Next meeting will be August 20, following the Annual Meeting.

Michèle DeShaw
Board Secretary