

TIDES WEST HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS

**Approved**

Monthly meeting, March 15, 2015

www.tideswest.org

Board Members present: Anne Wilson, Nadine Long, Shannon Baker, Anita Correy, John Holtermann, Ed Strange, and Heidi Sicka

Community Members present: Steve Baker, Robert Fawcett, Janet Easley, and Dennis Winston

CALL TO ORDER: Board President Anne Wilson called the meeting to order at 10:00 AM at her house.

REVIEW AND APPROVAL OF MINUTES: The minutes of January 17, 2015 were read and approved.

TREASURER'S REPORT:

Beginning Balance of Regular Account:	\$5,472.43
Ending balance of Regular Account:	\$6,813.99
Beginning balance of Reserve Account:	\$7,030.53
Ending balance of Reserve Account:	\$7,030.53

Shannon will check estimates from accounting firms as the Tides West books need to be audited before the Annual meeting. The Board agreed that the accounts should be audited every three years.

ARCHITECTURAL COMMITTEE REPORT:

Steve Baker, chairman, reported that a fence for Ed Strange at 1710 195<sup>th</sup> Street was approved by the Architectural Committee and the Board as well as a new garage for Paula Young at 1301 194<sup>th</sup> Street.

The Board approved the plans for a new garage for Robert Fawcett at 1716 194<sup>th</sup> Street and a deck expansion for John Holtermann at 1512 196<sup>th</sup> Street.

COMMUNITY INPUT:

Mike Collins, Director, Department of Public Works, has been contacted about the flooding on 194<sup>th</sup> Street. The Board requested that a meeting be scheduled with Public Works to discuss drainage options.

#### COMMUNITY INPUT (Continued):

The property owners at 1655 195<sup>th</sup> Street are concerned after being informed that access to their property was only available on 196<sup>th</sup> Street. Even though the lot is classed as irregular, the picture on Pacific County's web site shows a driveway allowing for access on 195<sup>th</sup> Street.

Neighbors complained about noise level and the actions of several individuals living at 1207 194<sup>th</sup> Street. The property owner who lives out of state and the property management company were contacted and the problem was rectified.

The Kandolls at 1219 194<sup>th</sup> Street have allowed various groups to vacation in their home even though their application for a short term vacation rental was denied. The County has been notified and suggested that a log be kept and pictures taken of the weekly activities.

#### OLD BUSINESS:

John will go over the Service Agreement and Park Maintenance contract with Dennis Winston. Shannon will contact the insurance company to verify liability coverage.

Anita sent a letter to Vicki Rennick, 1717 194<sup>th</sup> Street, about her renter's boat in the front yard and the condition of the yard. The boat has been moved to the side of the house and the yard was cleaned up.

Dennis Winston submitted an invoice of \$225.00 for sign repair and park maintenance as well as a second invoice of \$284.73 for materials and the repair of the shed ramp.

Arbor Care removed the tree near the park shed and submitted a bill for \$1,024.10. An evaluation of the dead tree south of the park also was completed. Luke Colvin of Arbor Care strongly recommended removal of the tree because of the possibility of falling on the park structures. A second letter was sent to the property owner and was returned undeliverable.

Estimates will be requested from Arbor Care and Bob Saari for the removal of the tree.

Janet Easley stated that the mission and vision statements for the Loomis Lake Restoration Project were finalized at the March 12, 2015 meeting. The handouts described the goals of the Restoration Group. A Citizens manual also was handed out that outlined the steps needed to be completed to move ahead with the lake project.

Letters have been sent to all owners of lake front property and over fifty questionnaires were returned. A survey will be done on the vegetation in the lake by Dr. Patten, an Aquatic Species Specialist from the WSU extension service, and Todd Brownlee from the Department of Natural Resources. They will submit their report and advice at the next meeting in April.

NEW BUSINESS:

The Board approved the changes to the covenants about short term rentals, long term rentals, firearms, and fireworks. A ballot will be sent to all Tides West property owners before the August 2015 Annual Meeting.

Dennis Winston submitted an estimate of \$1000.00 from Ocean Beach Roofing to replace the shingles on the bathrooms in the park. He also provided a picture of new waste containers for the park and the beach approach. The Board approved the bid for the roofing project and the cost of \$44.98 each for the resin containers.

Dennis also suggested that boat owners check their boats to be sure that they are secured.

Anne will talk to Mikel Burns, 2003 194<sup>th</sup> Street, about repairing her fallen fence.

There being no further business, the meeting was adjourned at 12:00.

The next Board meeting will be held May 16, 2015 at Nadine Long's home at 19414 U Place.

Respectfully submitted,

Heidi Sicka: Secretary