

Tides West HOA Board Meeting

May 18, 2024

Location: Margie Smith's House

11:02 am Meeting called to order

In attendance:

- Tim Reed (President)
- John Holtermann (Treasurer - Remote)
- Eric Killian (Secretary)
- Ed Everstine
- Mike Needy
- Margie Smith

Note: all votes were unanimous unless stated otherwise

Reports:

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

Member Input

- Web site not working – turns out vendor updated a server that was causing the problem – should be resolved now
- Tides West bench on beach trail is rotting on the top – consensus that it isn't a safety issue will leave it be for now

Old Business

- Insurance – Liberty Mutual is our carrier – they have had some expensive claims by HOAs and are re-evaluating all policies – they will dump ones that are deemed high risk – our lake access potentially puts us in that category – our agent is investigating other options in case we need to find a new policy next year when the current one expires.
- By Laws proposal – Tim presented proposed language change (basically adds that a Lien will be filed when amount owed is greater than \$500 AND two years of dues or more currently just says \$500)
- Beach Trail – quote is accurate now and work will be done soon (UPDATE – work is done trail looks great!)

New Business

- Four Board positions are open:
 - Eric – NOT planning to run again
 - Margie – YES planning to run again
 - John – YES planning to run again
 - Tim – NOT planning to run again
- Picnic
 - August 17th

- Board will once again provide burgers and chips
- Eric to buy
- Larry & Marge to cook

Votes (all approved)

- January minutes
- March minutes
- By Laws edit proposal

12:18 pm Meeting adjourned

Next Meeting – July 13, 2024, 10:00 am, Margie Smith's house

Tides West Community Association
Tides West Community Association
Custom Budget vs. Actual - Cash Basis
From Aug 2023 to Apr 2024
Options: Cash Basis, Activity Only

Financial Row	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total									
	Budget Amount	Budget Amount	Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount									
Ordinary Income/Expense																			
Income																			
3000 - Annual Dues	\$175.00	\$125.00	\$0.00	\$15.00	\$0.00	\$10,285.00	\$11,500.00	\$5,015.00	\$5,320.00	\$1,275.00	\$625.00	\$550.00	\$750.00	\$400.00	\$0.00	\$17,715.00	\$18,320.00		
- Boat Space Rental	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120.00	\$120.00	\$140.00	\$120.00	\$0.00	\$20.00	\$0.00	\$20.00	\$0.00	\$0.00	\$260.00	\$280.00		
- Interest	\$0.00	\$0.00	\$0.56	\$1.25	\$0.00	\$0.32	\$1.25	\$0.00	\$0.00	\$0.00	\$0.32	\$1.25	\$0.00	\$0.00	\$1.20	\$3.75	\$3.75		
- Late Fees	\$0.00	\$0.00	\$0.00	\$35.00	\$0.00	(\$20.00)	\$0.00	\$105.00	\$0.00	\$34.90	\$0.00	\$60.00	\$60.00	\$40.00	\$60.00	\$65.00	\$0.00	\$319.90	\$120.00
- 99 Salaries	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$0.00		

Financial Row	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total												
	Budget Amount	Budget Amount	Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount												
Total - Income	\$175,000	\$125,000	\$0.56	\$1.25	\$50.00	\$0.00	\$0.00	\$0.00	\$10,510.32	\$11,621.25	\$5,190.00	\$5,440.00	\$1,335.00	\$705.32	\$590.25	\$831.25	\$465.00	\$0.00	\$18,316.20	\$18,723.75		
Gross Profit	\$175,000	\$125,000	\$0.56	\$1.25	\$50.00	\$0.00	\$0.00	\$0.00	\$10,510.32	\$11,621.25	\$5,190.00	\$5,440.00	\$1,335.00	\$705.32	\$590.25	\$831.25	\$465.00	\$0.00	\$18,316.20	\$18,723.75		
Expense																						
40 - Computer and Internet Expenses	\$2.69	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$0.00	\$6.25	\$2.69	\$56.25
40 - Donation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
40 - Electricity	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75	\$15.74	\$18.75
40 - Electricity	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00	\$48.95	\$58.00
40 - Parking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
40 - Filing Fee	\$0.00	\$0.00	\$419.00	\$235.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$419.00	\$235.00

Financial Row	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	Total										
	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount	Budget Amount										
40 - Garbage	\$50.00	\$8.00	\$8.00	\$8.00	\$25.00	\$8.00	\$0.00	\$9.00	\$0.00	\$9.00	\$0.00	\$9.00	\$0.00	\$9.00	\$0.00	\$8.00	\$75.00	\$76.00		
40 - Insurance Expense	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$471.80	\$500.00	\$313.34	\$2,300.00	\$1,534.66	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,319.80	\$3,200.00		
40 - Legal Fees	\$0.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$500.00		
40 - Non-profit Filing Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00	\$15.00		
40 - Office Supplies	\$23.70	\$25.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$316.07	\$175.00		
40 - Park Maintenance	\$651.58	\$800.00	\$755.65	\$400.00	\$542.50	\$400.00	\$602.50	\$400.00	\$250.77	\$400.00	\$152.00	\$0.00	\$304.00	\$0.00	\$0.00	\$400.00	\$152.00	\$600.00	\$3,411.00	\$3,400.00
40 -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66.00	\$100.00	\$66.00	\$0.00	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132.00	\$200.00	

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5/18/2024

To: Tides West HOA Board of Directors

Subject: Architecture Committee Report May, 2024

The Architecture Committee approved the following projects by unanimous 3-0 vote:

*Roof over deck 1109 195th

Ed Everstine to match the house-plans

*New construction 46x60 foot house 1306 195th

Joel Strange

*Fence addition and new fence 1503 194th

Kent Morrison

*New fence 1110 194th

Gilbert Eliason

Tides West Board approved the above projects with no dissenting votes.

Respectfully submitted,

Kevin Heimbigner

TW AC Chairman

John DeBord, AC Member

Royal Waldock, AC Member