

Tides West Homeowner Association Board Meeting

Unapproved Meeting Minutes

May 9, 2026 10:00AM

- Call to Order – Ed Everstine
 - In attendance
 - Board Members
 - Andrew Raab (Virtual) – Secretary
 - Eric Cantrell – (Virtual) - Treasurer
 - Margie Smith – Board Member at Large
 - Toby Holborn – Board Member at Large
 - Ed Everstine – Board Member at Large
 - Carryl Danzey-Brown – Board Member at Large
 - Grover Brown – Architectural Committee
 - Henry Karnofski – President (Absent)
 - Owner Association Members
 - Landon Lewis – Association Member
- Approval of Minutes – Andrew
 - Meeting minutes from March – Motion to approve - approved and accepted
- Treasurer Report – Eric
 - Behind in Budget (\$15,000) versus current expenses (\$16,000) due to added expenses this year, due to repairs to the lake dock and common area shed
 - Open and unpaid dues total late fees \$960
 - Treasurer Report – Motion to Approve - approved and accepted
- Architectural Committee Report – Grover
 - No new requests
- Maintenance and Repair Report – Ed
 - Shed repair update –
 - Repairs to be completed w/ costs of \$1600 (including materials & disposal of damaged/removed material)

- Motion to approve additional expense for full shed repair approved and accepted
- Dock repair update
 - Replaced 17 dock boards. Additional boards to be replaced and potential structural support (posts and stringers) needed in 2027
 - Ed to get quotes on full dock repairs and present information to members in August at the annual meeting with multiple options including full repair as well as decrease size of dock or dock removal.
 - Board to get quotes on
- Question regarding budget for repairs- clarification of amount available request clarification the over-budget status and suggests clarifying with Eric.
 - Discussed in treasurer report/review – repairs to come from reserve account.

Member Input –

- Landon Lewis introduced as new owner on 1110 194th
- Andi Raab presented arguments about dock removal

Old Business:

- Lake Side Shed Repair- Discussed during Maintenance and Repair Report
- Prepare a new member packet (covenants/bylaws, info on lake bathroom key, and other newcomer materials) and coordinate distribution of keys to new residents.
 - Carryl to become new member coordinator and will provide new members with welcome packet to include ByLaws, Covenants, and park bathroom keys as well as general information on board contacts
 - Carryl to also update current membership contact information (including names, property, mailing address etc.)

New Business:

- Member management – Eric – Discussed during Old Business New Member Packet
- Membership Role – Carryl discussed during Old Business New Member Packet
- Homeowner Dues – CC Payment – Andrew
 - Andrew to review options for payment options for CC payments

Member input

- No additional comments

Next Meeting : July 11th, 10:00 AM at the home of Carryl and Grover Brown

Adjourn: 10:56