

Tides West Homeowners' Association Board of Directors  
Monthly Meeting, April 17, 2010  
Approved May 29, 2010

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

BOARD MEMBERS EXCUSED: John Holtermann (President), Terry Taylor (Members At Large)

HOA MEMBERS PRESENT: Nadine Long, Steve Baker, Anne Wilson, Renelle Welch.

1. CALL TO ORDER

- Board Vice President Judi MacPherson called the meeting to order at 10:01 am.

2. REVIEW AND APPROVAL OF MINUTES

- The minutes of the March meeting of the Tides West Homeowners Association Board of Directors, were read and approved with amendments, on a motion by Anita Correy, seconded by Shannon Baker. Voice vote approval.

3. TREASURER'S REPORT

- Shannon Baker read the Treasurer's Report. The beginning (3/14/10) balance was \$11,112.47. The ending balance (04/16/10) was \$11,088.63, which matches the bank balance.
- Judi moved to approve the report and Michèle seconded. Voice vote approval.
- Judi gave receipts to Shannon.
- There was discussion about paying to replace Holtermann's name on the Tides West Highway Sign after his name disappeared. It was noted that when name blew away in storms, the Association pays to replace them.
- 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.

4. ARCHITECTURE COMMITTEE REPORT

- Steve Baker updated the Board regarding items in the March report.
  - a. Rodgers (Div. 2, Block 2, Lot 24) Steve has received no reply to the letter he sent.
  - b. Baranova (Div. 1, Block 5, Lot 4) Steve is reviewing all of the past correspondence regarding the fence and shed, which appear to be in violation of the Covenants. He plans to condense the information and report on the violations that have not been corrected. Baranova's do not own the property anymore.
  - c. Schisler (Div. 2, Block 3, Lot 2) Judi plans to knock on the door of the house and let the tenants know about the problem, as the Schisler's have already received a letter about it.
- Barb and Randy Mosher (Div. 1, Block 2, Lots 14 & 15) are asking to build a garage on Lot 14.
  - a. Only Steve has looked at the plan; the Architectural Committee as a whole has not given him feedback about the plan.

- b. The 2 car garage would be sided in hardiplank to match the house on Mosher's Lot 15.
- c. The information submitted to the Architectural Committee was passed around for the Board to review.
- d. Steve recommended approval.
- e. Judi moved, Shannon seconded and the Board approved.

5. ARCHIVES COMMITTEE REPORT

- Michèle reported on work done in March by Anita Correy, Anne Wilson, and Michèle DeShaw (see Documents).
- Architectural Committee items are going to be stored at Anita Correy's house.
- Treasury related archival material (such as cancelled checks, invoices) is going to be given to the Treasurer for organization. It can then be reintegrated into the Tides West Archives.
- Michèle applauded the Committee for the outstanding amount of time they have put into this effort and for the great work they have done. The Board also recognized Michèle for spearheading this history project. John Holtermann was also recognized for getting this started.
- Judi moved to accept the report; Shannon seconded the motion. Voice vote approval.

6. COMMUNITY INPUT

- a. Anonymous email received by the Board President (on agenda)
  - John received an email, brought to the Board by Judi in John's absence, asking that the Board remind residents that the posted speed is 25 mph. Concerns about the potential for "road pizza" are legitimate and should be address to law enforcement authorities.
  - The Board could remind homeowners to speak with their own contractors about proper driving etiquette in the community.
  - The Board could also remind members, including the emailer, that we do not accept unsigned information or documents and that matters such as this are best brought to the Board meeting by oneself, rather than through other members.
- b. Proposed Covenant amendment
  - Nadine Long asked the Board to consider amending the Covenants to allow property owners adjacent to the affected property to review requests that come to the Architectural Committee for variances.
  - Board discussion indicated that the Board should be doing that informally anyway. The Board is responsible to consider the affect on adjacent neighbors of any architectural request, variance or otherwise.
  - The question was raised about whether this would be a Covenant amendment or a By-Laws change.
- c. Men seen at Pfeiffer house
  - Shannon reported seeing and talking to two men at Jodi Pfeiffer's house (Div. 2, Block 4, Lots 7 & 8) who were fiddling with the front door lock. One of the men said he was Jodi's nephew and that Jodi would not be coming back to the house. They would be cleaning it out and having a garage sale.
  - Judi will contact Jodi's daughter to confirm what that men told Shannon.

- d. Former park maintenance contract
  - Anne Wilson asked the Board if Eddie Davenport, who formerly had the contract to maintain the Park, had ever been notified (letter or phone call) that he did not submit the winning bid. The Board said he was not and apologized for that oversight.
  - The Board should be sending letters or calling losing bidders as a courtesy.
- e. Landscaping the hill in the Park
  - In the fall Anne Wilson asked the Board for money to landscape the hill on the SSW side of the Park.
  - Ed Strange has given an oral bid of \$250 plus tax to clean up the hill, add heather, replace rhododendrons, and plant ground cover (ajuga), which Anne would supply.
  - Michèle moved to approve the expenditure pending receipt of a written bid and Anita seconded the motion.
- f. Beach clean up
  - Anne Wilson asked the Board if they had seen the article in the April 14, 2010 *Chinook Observer* about the beach clean up and the call for groups willing to adopt sections of the beach for regular clean up (see Documents)
  - The Board was in favor of the idea and would like to put the idea to the membership via our web site.
- g. Loomis Lake weeds
  - The April 14 *Chinook Observer* article entitled “Black Lake committee nearing decision on weed eradication” (see Documents) was shared by Anne Wilson with a question about why Loomis Lake was not included in this work.
  - Nadine Long indicated that we had been too late to join in.
- h. Dues letter
  - Nadine Long reported that the late dues notice “soured a lot of people” and the \$10 late fee should be refunded.
  - Shannon reported that some people have paid \$35, some \$10, some \$0.
  - Board is not going to refund what has been paid.
- i. Tides West URL on white highway signs
  - John Holtermann wants to put our URL on the white signed. This will require knowing how much space it will take up and what the cost would be.
  - It was suggested that the URL appear on the Board meeting minutes each month.

## 7. OLD BUSINESS

- a. Web input privileges
  - Dennis moved and Anita seconded authorization for the President, Secretary, and Treasurer to be given access to the web site, including rights to author, edit, and contribute.
- b. Drainage problems on the east side
  - Judi reported, based on emails from John and Anne Wilson on April 14 and 15, with information about a County request to take drains through the Park. Natural and human-made obstacles to that idea now have the County thinking more about restoring the original ditch on the south side of 194<sup>th</sup>.

- Seven owners will be affected: Allison, Jensen, Mandarano, Byam, Ruth, Rodgers, and Hintz (Div. 2, Block 2, Lots 17 & 18, 19, 20 & 21, 22, 23, 24, 25).
- c. Other old business, not on agenda
  - **Tides West sign repair –**

8. NEW BUSINESS

- a. Dennis/sign repair/email
  - Dennis Winston has finished the repair work on the signs. He presented Shannon with his invoice.
  - Given comments Dennis heard from homeowners while working on the sign, he suggested that we put up signs that would be less costly to maintain and less obtrusive, i.e., high enough to be seen yet low enough to be safe for traffic.
  - Anne Wilson referred to the Dune Crest sign as a good model for what we could do. The sign was called “classy looking.”
  - Judi agreed to investigate and bring design drawings and cost estimates to the Board. The Board could then share the idea at the Annual Meeting.
- b. Membership list format
  - Michèle presented an alternative format and suggested content for the Membership List. She received the Board’s approval to use an Excel spreadsheet format with the following information:
 

|  |                                     |
|--|-------------------------------------|
| 1. Last Name, First Name               | 4. Tides West Property Address      |
| 2. Phone Number, Second Phone Number   | 5. Mailing Address, City, State Zip |
| 3. Email Address, Second Email Address | 6. Parcel ID number                 |
|  | 7. Division, Block, Lot             |
- c. Other new business, not on agenda
  - **Overgrown trees blocking view of Highway, safety hazard** – The trees on the Century Link (formerly Century-Tel) property have grown so large that drivers trying to enter the highway from the Lake side of Tides West on 194<sup>th</sup> are in some peril. Anita volunteered to write a letter to Century Link about this hazard and liability.

9. ADJOURN

- There being no other business, Board Vice President Judi MacPherson adjourned the meeting at 11:53 am.
- The May 22, 2010 meeting will be at Shannon’s house.

DOCUMENTS:

- \* Archive Committee Report of March 29, 2010 (available in .pdf )
- \* Two articles from the April 14, 2010 *Chinook Observer* (available in .pdf)



**Michèle DeShaw**  
Board Secretary