

Meeting of the Hi-Tide Condominium Association Board of Directors

January 24, 2024 • 10:00 am to 10:30 am

[Zoom](#) • Meeting ID: 848 7438 9246 • Passcode: 165677

ATTENDEES: Rita Schilling, Jerry Furey, Judy Hopkins, David Passey, Craig Ottavelli, Elizabeth Roche, Jack Boyce,

MINUTES:

1. Call to Order – **President Ottavelli called the meeting to order at 10:10 am.**
2. Consent Calendar – **It was moved, second, passed unanimously to approve the Consent Calendar as presented.**
 - a. September 27, 2023 Board Meeting Minutes Approval
 - b. November 15, 2023 Board Meeting Minutes Approval
 - c. December 26, 2023 Budget Ratification Meeting Minutes Approval
 - d. 2023 end-of-year Financials
3. Building and Grounds
 - a. Maintenance Manager Report – Jack Boyce reported on a rough winter. B building nearly flooded three times, but the pumps worked as intended. A chimney cap was destroyed by wind (and repaired) on C building. A water main pipe broke in the carport of B building during the cold weather, and four other small breaks – all have been repaired. It is unknown how much water leaked before repairs. All pipes were insulated, but the weather was unusually cold. Other activities have included fence repair, winterizing equipment, construction of outdoor furniture, etc. Al suggested slow water running in some units to protect against freezing should extreme cold weather present again.
4. Treasurer's Report
 - a. CD Closure – The two CDs held by HTCA are earning almost no interest, while the high yield savings account is returning nearly 5%. **It was moved, second, passed unanimously to close the CDs and move all funds to the existing, or a new high yield savings account selected and opened by the Treasurer and President.** The Treasurer will check the DCC&Rs for any additional insurance or reporting requirements related to investment of HOA funds.
 - b. Addresses are still being changed to the new mailing address (HTCA, 120 State Avenue NE, #303, Olympia, WA 98501).
5. Secretary's Report
 - a. Roster Update – Craig and Judy will share the most recent roster available with Dave for updates. The idea is to bring the roster up to date, and to add alternate contact information.
 - b. Flood Insurance Update – Members are reminded that insurance rates ballooned due to the release of new risk variables. Because the flood rates tripled, the board did not renew coverage for the entire property. Earthquake insurance remains in place. Individual owners are encouraged to put in place additional coverages at a level commensurate with their tolerance for risk.
6. Notifications of Impending Desires to Buy, Sell, or Trade Units – The board received notice from the Quick family (Kirkpatrick) that they are wanting to sell #28, in the B building (end unit nearest the office). The unit is currently in probate.
7. Adjournment – **With no further business, President Ottavelli adjourned the meeting at 10:35 am.**

NEXT BOARD MEETING: March 27, 2024

10:00 am to 12:00 pm • [Zoom](#) • Meeting ID: 848 7438 9246 • Passcode: 165677