

## **Waterside COA Annual Meeting – August 26, 2014**

COA Board meeting – August 28, 2014

### **Meeting held at Lakeside QRU**

Held at John Ferguson's condo

**Board members in attendance: Matt Waatti, John Ferguson, Pat Morgan and Property Manager, Dave Roberts**

In attendance: John Ferguson, Mel Voos, Kim Vink, Pat Morgan and Dave Roberts, Property Manager

**Meeting called to order by Dave Roberts at 9:00 AM**

Held at 3:00 PM

- ✓ Quorum established with 41 units represented either in person or by proxy
- ✓ Introductions of board members and owners
- ✓ Financials presented by Dave Roberts
  - Question regarding insurance: getting the best rate?
  - Response: Rates checked once every other year; structure, liability, and D&O through Farmers; automatic increase of 8% yearly; \$2 million/\$ million on liability
  - Elevator issue: different seals required to resolve problem; tech from Great Falls will be here this week to put in new seals
- ✓ Hot Tub
  - Discussion revolved around temperature of hot tub, opening and closing dates, length of time open daily, dome cover used
    - Dave will check with Jake if temp can be lowered
    - Temp needs to be kept at 103 – it is not a swimming pool
    - Dates to be open: April 1 until Nov. 1
    - Dates open: May 1 – Oct. 31, weather permitting
    - Daily hours: 8 AM – 11 PM ( a new sign needed to indicate time adjustment) with waterfall turned off at 10 PM
    - No resolution to purchasing a dome cover
  - Discussion of gate issue
    - Do we need 2 gates? Permanently close the west end gate?
    - Dave will check to see if by law we must have two gates. If not the west gate will be chained shut.
    - Doors now close automatically due to new springs

- Locksmith will be here this week to work on the present keypad
- Locksmith in the process of making the keypad operational. Code will be included with October homeowners' letter.
- Scott Eisenlohr will be contacted to install plexiglass in and around the east entrance gate so that people cannot reach through to open gate from inside.

✓ Projects remaining in 2014

○ Seal coat

- Accomplished in 2 increments, north side and south side
- Parking off site for 48 hours
- Date to be determined
- Sept. 8: north half of property; Sept. 10: remaining property
- Stripers will come on Sept. 12
- Owners will be notified via letter and note on door as to time
- Check with Neal Ketcher to use storage facility for parking

○ Painting of maroon balcony fascia

- Date not yet determined
- Costly: all hand done and 2 – coat process

✓ Parking issues

- Remind owners who rent to make garages accessible to renters
- 134 parking spots on site
- 2' beyond pavement in carport is acceptable for parking
- NO PARKING lettering along curb next to building 4, end of building 4 in front of ballards area, curb area adjacent to end of building 4, curb area in front of building 1, curved area curb adjacent to the exercise room, east end of building 2 in front of ballards
- Striping will be completed on September 12

✓ Rental time

- Owners are asked to call Dave immediately to notify him of rental time infractions so fining process can begin

✓ Election of 2 board members

- Nominations from the floor
  - Kim Vink
  - Jack Jenkins ➤
  - Steve Halsey
  - Rachael Parrott
  - Jamee Cole ↙
- Voting by secret ballot
- Counting of ballots by Jennifer Gunderson
- Results: Kim Vink and Steve Halsey
- Board meeting to follow on Thursday, August 28 at John Ferguson's condo for the purpose to election of officers
- Officers: John Ferguson-President; Mel Voos-VP; Pat Morgan-Secretary; Kim Vink-Director; Steve Halsey-Director

✓ New business

- It was brought to the board's attention that gutters are necessary on garages.
- Jamee Cole asked if owners' email addresses could be made available to all owners for purposes of communication. It is an issue of privacy and will be addressed in the October letter to be mailed to owners.
- Several felt it might be advantageous to have a Waterside "facebook" page (private membership page).
- Decision made to not take part in Facebook.
- John Parahik reminded owners to be sure to have pan under boilers to prevent overflow issues.
- Statement read by Steve Kemler expressing a need for open communication between property manager and board members and owners. He would also like to see on-site maintenance personnel with more skills to fulfill various jobs needing to be done to the property in a timelier manner.
- Discussion of having Justin on-site M-F, but fewer hours. Dave will see if Justin has time for this; other jobs may cause conflict.
- Solar lights (red/green) need fixing.
- A brief discussion of the need for a breakwater. John responded regarding the county and its parameters to install an extension.
- More discussion. Consider in the spring.

✓ Security

- Do we want to be a gated community? Discussion regarding Waterside's need to be "part" of the community and not give the impression that we are set aside.
- Discussion of uniformed security on-site:
  - Consensus felt security would be a better way to go over the installation of a security gate.
  - Consensus: 7:00 PM – 3:00 AM
  - Board Decision: 9PM – 3AM
  - In place from July 1 through Labor Day
  - One uniformed security for 2 months
- Sheriff's numbers given to all owners to call rather than 911:  
758-5585 OR 758- 5610

- Check sent to Lakeside QRU: \$100 donation for use of the Community Room and \$250 contribution
- Discussion of Hanson's balcony and what could be done to remedy it.
- Discussion of the moss growing on the north roof of Building 4. Dave will see if Levi can remove it.
- Discussion of window washing. COA has not paid for this in the past; each individual handles their own window washing. Suggest calling *Spring Creek Windows and Extreme Carpet Clean: Ron and Sheila Wininger: Ron cell-249-1816; residence:857-2221*
- Discussion of the duplicate key situation with Hunsleys, Norris (don't know last name), and Voos'. Dave agreed to have the COA pay half of the service call fee (\$50).
- Hunsleys need numbers (205) put on their storage locker. Dave will handle.

Submitted by Pat Morgan, Secretary