

## **Waterside COA Annual Meeting – August 29, 2019**

### **Lakeside QRU – 10:00 AM**

Board Members – Steve Halsey, Mike Nuessle, Jack Jenkins (John Ferguson absent)

Property Manager – David Roberts

### Meeting Called to Order and Quorum established

### 2018 COA Annual Meeting Minutes Approved

### Financials

- Mike Nuessle and David Roberts presented the financial results for calendar year 2018. While the finances of the COA are currently healthy with a significant reserve established, the discussion focused on likely future maintenance & repair expenses (such as painting the buildings, repaving the parking areas) that will likely require more financial resources than future projected reserves. The Board will develop a plan to address.

### Other Action Items from 2018

- Significant drainage issue on the north side of the property was addressed and solved.
- Ballot of all owners was conducted on the minimum rental period issue. Owners voted to keep the minimum rental period at two weeks rather than increase it to one month.
- Spa security – cameras have been installed at the spa and front entrance, additional signage has been placed, and spa gates are being modified to prevent unauthorized entry.
- Summer party was held (although partially rained out) and there is support for holding another one next summer.
- Waterside website developed (watersidemt.com) and is now up and running for all owners to access COA info. Owners were encouraged to make their contact information available on the website by contacting David Roberts.
- Planned maintenance for the coming year includes areas of water intrusion such as downspouts, fascia and also spa deck repair.

### Expansion of Volunteer Park

- Mike Nuessle presented results of a meeting with the buyers of the adjacent property who plan to expand Volunteer Park. It was noted that the park could have noise and other impacts, particularly on Building 3 which is adjacent. Input has been given to the buyers with regard to a buffer zone and possible landscaping enhancements to mitigate impacts. Installing additional fencing is also being examined. Owners also expressed concern about the location of the parking lot adjacent to Waterside which will be passed on to the buyers.

## Owner Input and Discussion

- It was noted that the stairwell to Unit 2-202 is very dark at night; David will follow up.
- An owner proposed that renters not be allowed to have pets due to various problems that have occurred. We were reminded that the Waterside Rental Rules, part of the Standardized Short Term Rental Agreement, already prohibit renters from having pets. Concern was expressed about enforcing this provision and dogs in general due to their impact on the landscaping.
- Parking is an issue, especially during busy summer weekends and holidays. David encouraged owners to use their garages for parking as there are limited open spaces on the property.
- Support was expressed for recommended service contractors (for heating, air conditioning, window washing, etc.) to be posted on the website. David will email Owners to solicit recommendations and post on the website.

## Election of Board Members

- The Waterside By-Laws call for a Board with five members. The current Board decided that there should be two positions up for election this year, one vacant and one whose term had expired.
- Three Owners expressed an interest in the two open positions – John Ferguson (incumbent Board member), Cindy Dean and Brian Doyle.
- A confidential ballot was conducted among all owners present, including proxies, resulting in Cindy Dean and Brian Doyle being elected to the Board.

Adjourn