

Waterside HOA Board of Directors Meeting

Property Manager: David Roberts
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September 8, 2020

Attendees: Directors: Jack Jenkins, Mike Nuessle, Todd Murphy, Brian Doyle (Ph), Cindy Lewis (Ph)
HOA Property Manager: David Roberts, Western Mountains Property Management

Agenda / Items of Business

1. Meeting convened at 9am in the Waterside complex.
2. HOA Board
 - a. Election Results: 39 of 64 Owners returned ballots.
 - i. Jack Jenkins received 33 votes, Todd Murphy 23 votes, and Steve Halsey 18 votes.
 - b. Election of Officers. Positions were discussed followed by a unanimous vote:
 - i. Jack Jenkins, Chairman / Cindy Lewis, Vice Chairwoman / Brian Doyle, Treasurer / Todd Murphy, Secretary
 - c. Departing Board Member: Mike Nuessle announced that he is selling his condo in October.
 - i. Two owners volunteered for and were nominated to backfill the remaining year in Mike's term: Steve Halsey (4-201) and Arron Simmons (2-200).
 - ii. The board members will talk to both nominees and vote to backfill Mike's seat by early October.
3. Fence Variance. This project is proposed to build a privacy fence along the south side dock, to provide added security. The variance has had continued delays but the Flathead Parks and Rec. staff is supportive; a hearing is expected in the near future, and owners will be notified when it is scheduled. It was noted that two owners have voiced their opposition to the fence; in addition, many owners are in favor of construction. The board decided to continue pursuing the variance and determine future steps and timing after the variance is obtained.
4. Written comments – submitted by owners with their ballots:
 - a. Spa. There were comments to both 1) heat and open, and 2) shut it down since it cannot be used. Due to state social distancing guidelines, the spa will not be opened this year and is currently not heated. However, it will be maintained until October 15, which has been the historical date of the closing.
5. Dogs – there were several comments regarding dogs (number of dogs allowed, leashing dogs, and dog relief locations). Considerable discussion ensued, and it was noted that 1) no more than two dogs allowed per condo, 2) dogs must be leashed at all times, 3) owners must file a dog ownership form (for each dog) to the property manager, 3) dogs are not allowed by lessees – per the Waterside rental agreement form, and 4) owners must walk their dogs to the “pet relief” areas before entering the courtyard / common area.
6. Boat slips use by lessees. Nowhere in the CC&Rs does it say that lessees cannot use the boat slips.
7. Parking (security), there was a suggestion to use parking permits to identify owners', guests', and lessees' vehicles. The board suggests that if a vehicle is not parked correctly to ask the HOA manager or Justin to post an official notice/warning on the vehicle.
8. Kayaks/Paddleboards. There were a few questions about a launch site and storage. A sub-committee, formed by Jack Jenkins and Todd Murphy, will look at options for improvements and make recommendations to the board.
9. HOA Manager communications. A couple of examples were discussed, and David said that he would be better about communicating maintenance items – especially those that may be delayed for any reason.
10. Fee Increase. Per recent communication, the \$50/mo. HOA fee increase will go into effect October 1, 2020.
 - a. David will remind owners in the September, 2020 HOA/Propane invoices, as well as by email. Reminder: an extensive reserve study was performed to get to this number, as detailed in a May 26, 2020 letter to the Owners. If you have not seen it, please refer to the “Note from the Board 05/26/20” on the Watersidemt.com website, or you can find it here: <https://watersidemt.com/wp-content/uploads/2020/08/waterside-2020-annual-meeting-packet-073120.pdf>

- b. A formal paint estimate will be received this coming week; painting will be done in phases, and painting of building 1 is expected to begin in 2021.

11. Miscellaneous:

- a. Dock repair. Steve, Waterside contractor, is back from vacation this week, and replacing some broken deck boards is high on his priority list.
- b. Swim island ladder is broken and needs repair/replacement. Since it is nearing the end of season, this will be addressed when the island is put back in place next summer.
- c. David will verify owner email addresses when he sends a notice with these meeting minutes. If you have not been receiving emails from Western Mountains or you would like to change or add a second email address, please send a note to: DRoberts@WesternMountains.com.
- d. With Mike Nuessle's planned departure, and because Mike has been leading Waterside projects and repair for many years, the board will walk the grounds with Mike and David to discuss and learn about Waterside infrastructure sometime next week.

12. Meeting adjourned at 11:25am.