



Waterside HOA Board of Directors Meeting Minutes

Property Manager: David Roberts
Western Mountains Property Management
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Ph: 406.457.1302

October 9, 2020

Attendees (via Zoom mtg): Jack Jenkins, Cindy Lewis, Brian Doyle, Todd Murphy, and Mike Nuesle
(Chairman) (Vice Chair.) (Treasurer) (Secretary)

HOA Property Manager: David Roberts, Western Mountains Property Management

Jack Jenkins, Board Chairman, called the meeting to order at 10am.

Items In Progress

1. Fence Variance: David received a letter from Flathead County that the variance request was denied. Mike talked with Tamara from Apec Engineering, who was going to call the County Planning and Zoning office for details.
2. David received a painting bid from Painters Express to paint all four buildings for \$600,000. This bid is considerably north of the \$475,000 which was budgeted. David is working to get two competing bids, with the goal to start painting Building 1 this coming spring.
3. Mike Nuesle closed on the selling of his condo this afternoon. With Mike's departure, this leaves his board seat open. On behalf of the condo owners, the board would like to extend a big thank you to Mike for his years of service to the association. His experience and knowledge will be missed, and Mike said he isn't moving far and that he is willing to help out as necessary.
4. Two owners volunteered to fill Mike's vacant board seat: Steve Halsey (Unit 4-203), who had served on the board for the past seven years and Arron Simmons (Unit 2-200), who has been an owner for 18 months. The board discussed both nominees having solid credentials and the ability to serve. The board then voted unanimously to elect Arron Simmons, in order to give another owner the opportunity to serve on the board. The board members would like to extend a big thank you to Steve for his many years of service to the owners.
5. Kayak/Paddleboard Launch: Jack Jenkins and Todd Murphy walked the lakefront and discussed options to add an area for the launching of kayaks and paddleboards. They determined the best option would be to create a lake entry area in the corner, just north of where the sidewalk meets the dock. This will require moving of rocks and adding some stairs and railing down to the lake.

New Business

6. Sediment in the Marina: David will be filing a permit to clear the marina of the sediment that settles near the concrete wall. Once approved, the board will seize this opportunity to get a tractor in the area to move a few rocks in order to create the kayak and paddleboard launch area.
7. Steam cleaning of concrete: Cindy Lewis mentioned that we have several areas, mostly stairwells, which are both dirty and slippery. The board discussed the need for steam cleaning and possibly purchasing a steam cleaner. David Roberts will research steam cleaner prices before the next board meeting.
8. Dock board replacements: Todd Murphy asked about the replacement of a handful of boards that are in need of repair. David Roberts said that he would get with Steve (contractor) about replacing these boards as soon as he is able.
9. Swim Island/Rope, Spa and Fountain: David Roberts said that he will be shutting down the fountain and spa and pull in the island and swim area rope over the course of the next week or two. Todd Murphy mentioned the need for a new ladder on the swim island before it is put back in the water this spring. The landscapers performed their fall trimming/cleanup this past Thursday and Friday, and the sprinklers were blown out this week.

Meeting was adjourned at 11am