



Waterside HOA Board of Directors Meeting Minutes

Property Manager: David Roberts
Western Mountains Property Management
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November 10, 2020

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

HOA Property Manager: David Roberts, Western Mountains Property Management

Jack Jenkins, Board Chairman, called the meeting to order at 3pm.

Agenda / Items In Progress

1. Fence Variance: The board discussed what our next steps should be, since our variance was denied. The board members unanimously agreed to post a few more "private property / no trespassing" signs and keep an eye on potential trespassing from the park. In addition, David is looking into hiring one or more security personnel for Independence Day.
2. Fitness Center re-opening. Arron Simmons made a motion to re-open the Fitness Center with restrictions. After considerable discussion, the board unanimously approved the re-opening with the following conditions:
 - a. No more than one person / family can use the facility at one time, and they must sterilize equipment after use.
 - b. David will ensure that cleaning/sterilization supplies are available and that the fitness center will professionally cleaned/sterilized once each week.
3. Property Maintenance: David reported that Justin provided his two week notice and is leaving this week. David has secured two new maintenance personnel whom he is already familiar with: Angie and Malcolm will begin immediately. They won't have a fixed schedule, but you will see them around the property on a regular basis.
4. Financials – David provided the board with YTD financials and 2021 budget. The board has approved the 2021 budget, and you can find it at this location (must use password): <https://watersidemt.com/members/>
5. Kayak Paddleboard Launch: planned for spring near the dock when removing sediment from the marina.

New Business

1. Birds: Bats, Swallows, Pigeons, Seagulls, and Geese - Todd Murphy proposed that we make a concerted and proactive effort to keep birds from nesting on the buildings, geese from eating and messing on our lawn, and seagulls from roosting and messing on the dock in 2021. Todd offered to do some research and make a proposal at a future meeting.

Meeting was adjourned at 4:15pm, and the next board meeting will be scheduled Q121.