



## Waterside HOA Board of Directors Meeting Minutes

Property Manager: David Roberts  
Western Mountains Property Management  
33 Hunter Circle, Ste 1 / Kalispell, MT 59901  
Ph: 406.457.1302

February 5, 2021

Attendees (via Zoom mtg): Jack Jenkins, Cindy Lewis, Brian Doyle, Todd Murphy - Arron Simmons was absent  
(Chairman) (Vice Chair.) (Treasurer) (Secretary)  
HOA Property Manager: David Roberts, Western Mountains Property Management

Jack Jenkins, Board Chairman, called the meeting to order at 1:30pm, Arron Simmons was unable to make the mtg.

### Agenda / Items In Progress

1. Financials: The board discussed financials (2020 Actual and 2021 Budget). There was considerable talk about reserves and ensuring that the HOA has enough to cover the major painting project (estimated at nearly \$600K) and other needs. The board unanimously approved the 2020 Actuals and 2021 Budget.
  - a. Financials are posted in the Members section at: <https://watersidemt.com/>
2. Marina sediment removal; David filed an application to remove the sediment that has built up along the seawall. Approval is expected in the coming weeks, and the work will be performed at the end of March.
3. Wave break modification: since the crib dock in the park was removed, the south end of the marina is exposed to waves. Dave has proposed a repair and this work will be performed this spring.
4. Bird abatement: Todd is leading a charge to ensure that we can keep winged visitors to a minimum. Stay tuned for recommendations.
  - a. Swallows: deploy more decoy owls, falcons and related deterrents.
  - b. Pigeons: deploy more decoy owls, falcons and related deterrents.
  - c. Seagulls: we are working on a couple of potential solutions
  - d. Geese: David recommend de-coupling a decoy northern goose and laying it on the waterfront.
  - e. Bats: we all enjoy having the bats eat our mosquitoes and other flying insects, but we want to make recommendations for keeping them from roosting on decks and front porches. The board will be making several recommendations in the coming months. At a minimum, you may want to order an **"Ultrasonic Bat Repellant"** device(s). Amazon has several that are rated 4+ stars.

### New Business

1. Boilers and hot water tanks: It appears that units in buildings 2, 3, and 4 have hot water tanks which are approaching the end of their useful lives. We've had at least a couple of leaking tanks and one flooded unit. The board highly encourages each owner to:
  - a. Check to ensure that you have no leaks in your boiler or hot water tank
  - b. Consider replacing your "Indirect Hot Water Heater" (tank) proactively. Cost for a water heater is approx. \$1,100-\$1,500 for the unit plus labor.
  - c. Ensure that your boiler is also maintained (recommended annually).
    - i. When you have a plumber out, have them inspect the condensation pumps in your air conditioning units.

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