



## Waterside HOA Board of Directors Meeting Minutes

Property Manager: David Roberts  
Western Mountains Property Management  
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April 30, 2021

Attendees (via Zoom mtg): Jack Jenkins, Cindy Lewis, Brian Doyle, Todd Murphy, 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 1:30pm.

### Agenda / Items In Progress

1. Waterside's Farmer's insurance adjuster joined the call to provide her opinion on our CC&R's and insurance deductible. It was determined that we should have legal review of the CC&Rs for modification, and that we should consider raising our deductible payment. These are being researched for the next board meeting.
2. Financials year to date. David provided the financials year to date; the board discussed and unanimously approved for posting. You can find them in the members section at [www.WatersideMT.com](http://www.WatersideMT.com).
3. Marina work. After some re-work, our permit to remove silt build-up from the Marina was approved by Flathead County. With the Lake filling sooner than usual, David found a contractor to get in and remove as much silt as possible before the water got any higher. In addition, the permit allowed us to add a wave-breaker wall on the south side, which was required once the neighboring crib dock was removed during park construction.
4. Kayak/Paddleboard launch. Although work was underway to create a new launch site (or two), the rising water caused this project to be pushed into 2022. Design plans will be created this summer/fall so that we can get a permit before the lake drops next spring.
5. Grounds issues, including asphalt/sidewalk repairs and proposal to replace lawn in southwest corner of complex. Several board members will walk the grounds early this summer to make recommendations.
6. Spa / Hot Tub. The board approved opening of the Spa, and it was to be open on May 15 through Labor day.
7. Fitness Room improvements. The board approved the purchase of some affordable free weights/dumbbells, and these items will be in place by early June. In addition, David created a task order to touch-up or repaint the fitness center.
8. Bird Control. Todd Murphy raised a concern about birds, to include geese on the lawn, seagulls on the dock, barn swallows and pigeons nesting, and bat control. The board is working on plans to keep the geese and seagulls off of the grounds, and owners are encouraged to:
  - a. Purchase two owl and/or falcon decoys to mount above porches and balconies/patios.
  - b. Although bats are welcome for insect control, owners are encouraged to use bat abatement, including hanging of mothballs in cheesecloth (ask Todd for explanation) in areas that bats frequent.
9. Fourth of July security. The board briefly discussed the need for security over fourth of July weekend. This is in progress, and David is working to create a plan and secure help.
10. The annual meeting and social is being planned in the Waterside courtyard on August 7; please mark your calendars.

The meeting was adjourned at 2:30 pm.