



Waterside HOA Board of Directors Meeting Minutes

Property Manager: David Roberts
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July 15, 2021

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

HOA Property Manager: David Roberts, Western Mountains Property Management

Jack Jenkins, Board Chairman, called the meeting to order at 4:00pm.

Agenda / Items In Progress

1. Liability Insurance: Arron S and David R met with our insurance agent and attorney. After discussing all details and listening to her recommendations, a motion was made by Aaron to increase our deductible to \$2,500.00. Cindy L seconded the motion and it passed by unanimous decision.
2. A related issue had to do with a condo having a small leak from their clothes washer area, and it leaked into the lower unit, causing damage. The HOA insurance denied the claim and the owners of both units are working with their homeowner's insurance companies to file claims. **Friendly reminder from your board:** please ensure that your homeowner's policy is up to date and that you have a qualified plumber / heating contractor visit your unit to inspect all areas where leaks typically occur – especially the status of your boiler / hot water tank / hot water heater, as these are a major liability to all condo owners.
3. The annual member social is scheduled for Friday, August 6, in the common area. The social will be located in the common area. **Please RSVP with party quantity (no guests, please) by July 30** to Dawn@WesternMountains.com. Catering of a Mexican meal will be served by Vista Linda, which will include iced tea, lemonade, water and soda – please **bring your own adult beverages.**
4. The annual meeting is scheduled for Friday, September 3 at 4pm at the Lakeside QRU Building on Bills Road, as in the past.
 - o Among many other important items, there will be three board seats/members up for re-election at the Annual Meeting. Brian Doyle is completing his first two-year term and would like to continue to serve; Cindy Lewis and Aaron Simmons were appointed to fill positions vacated by others, and those terms are expiring. They have both indicated a willingness to be elected to their own two-year terms. Anyone else who has an interest in being on the Waterside COA board and would like to have their name added to the ballot should send an email to David Roberts at: droboterts@westernmountains.com.
5. Security has been a major topic, due to recent events. An owner recently sent a detailed list of suggestions, which included, among other things, physical security being hired for the summer months. The board discussed the suggestions and many options that included:
 - o Security guards 2-3 nights per week, especially on weekends during the summer.
 - o Applying for a variance to build a higher fence along the park boundary up to the water.
 - o Bright lights to shine down on the spa / hot tub after 10pm.
 - o Motion lights in the spa area.
 - o Deterrents on the park boundary that may include: security cameras, electric fence, and possibly deterrent fencing.

Other facilities issues:

- Spa has been in disrepair, and the spa contractor will be working on this over the next week.
- Steam / power washing on hallway/stair areas – David said a contractor is coming to look at it.
- Trash - reminder to all condo owners: if your local trash can is full, walk your garbage to the next open trash receptacle. All cardboard boxes must be collapsed, and all larger cardboard containers should be hauled to the transfer station on Blacktail Road.
- Kayak/paddleboard racks – We have many paddleboards and kayaks on the racks and left sitting on the front lawn. Reminder to all condo owners that these racks were erected for day-use only. All paddleboards and kayaks must be returned to your garage each evening!
- Kayak/paddleboard launches (N & S): The board is working on a long-term approach to adding a launch area near the northern border and the marina. Stay tuned for updates.
- Walk around for repairs was made and several maintenance issues were raised. This effort will be ongoing into the indefinite future.
- Spiders on all buildings - especially in high places; north end of building one looks horrible
 - Bug Hunters contractor continues to treat all areas around the buildings and up to anything that is reachable from the ground. Options are being discussed about areas higher on the buildings, including raing gutters and soffits.
- Parking options were discussed. Please ensure that you are only using designated parking areas. Overflow parking is on the street only. Volunteer Park is for day-parkin only and no overnight parking is allowed.
- Please keep your eyes out for a CC&R “Quick-Reference” document that will be sent as a reminder for major rules to all owners, guests, and renters.

Meeting was adjourned at 6:00pm.