

## Waterside COA Annual Meeting Minutes

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## 9-3-2021 **2021** Annual Meeting

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

COA Property Manager: David Roberts, Western Mountains Property Management

## Agenda / Items In Progress

- 1. Meeting on Zoom convened at 4:00 pm: quorum was established with representation from 31 condos.
- 2. Year in Review: Spa and Fitness center are re-opened, raised homeowner fees last fall to \$380 to increase financial reserves, Building 1 is currently being repainted, security issues from people jumping the fence from the park and the spa has been a magnet for trespassers, groundskeeper Justin resigned and Malcolm and Angie are the new groundskeepers, holiday lights and decorating being led by Cindy Lewis please let her know if you are willing to help. The park expansion has been a great asset for the community, but is has also brought a few issues to Waterside: 1) the crib dock was removed, so we had to add a wave-break to the southern dock and 2) security has become an issue with so many people using the park; we erected a 6' fence to the waterline, but the county requested that we remove it. We've had several issues with people trespassing from the park mostly teenagers and young adults jump the fence to use the spa late at night. Motion-detected lights have been erected at the fence and in the spa area, and the board intends to file for another 6' fence variance to the waterline.
- 3. Financial Review: David walked through major points for 2020 and 1<sup>st</sup> half of 2021. Financial reports were included in the meeting packet.
  - Question came up about landscaping mulch/bark which was put in during the first few days in July. David said he thought the bill was \$15k-\$16k, which was not budgeted.
  - Reserves: Jack talked about reserves for painting all buildings, spa re-work, asphalt, etc.. Building 1 is being painted now and should complete this month. The other buildings will be painted over the next 3-4 years (one each year); painting does not include re-staining of the dark rough-cut wood at this time.
  - \$6,247 surplus in 2020, and we'll save money going forward due to a change in general maintenance / clean-up costs. Plans are to transfer another \$76k into reserves this year and going forward.
- 4. Security: Jack & David talked about the new motion lights in the spa and next to the park, and planned video cameras. Discussion ensued about security guards during the evening/night next summer. The Board invited comments and will make a decision.
- Facilities: painting is taking place now, paddleboard and kayak launch(s) are in the planning stage. Kayak/paddleboard racks are over capacity; reminder that they were put in for day use – please put your board/kayak away each evening. Grounds maintenance: Justin resigned last year and our new maintenance personnel are Angie and Malcom.



- 6. Review of Rules and Regulations: Jack reviewed the quick-reference rules list which was sent to owners last month.
- 7. Owner Input and Discussion:
  - Please consider proactive replacement of your hot water tank before it fails and double-check your homeowner policy.
    - Would it be possible to get a bulk-discount if several owners united in this effort?
  - Desire to have a no-wake zone around the docks. Buoys, signs, other?
  - Interest in talking to local restaurants about loud music late at night on the weekends.
  - Discussion about 1/3 boat-slip allocation and why it starts mid-May.
  - A couple of concerns about painting issues in building 1 David R is addressing.
  - Reserve projection for dock rebuild? Boat owners are responsible for 80% of a rebuild and 20% by COA. The Board and COA manager don't have an estimated time for rebuild, but planks and edging are replaced as needed out of general maintenance.
  - Spider issue on all buildings. Can we be notified of spraying by pesticides and herbicides? David Roberts said he'd look into it.
  - Signs near southern fence so that members know they cannot jump fence to park.
  - Local Content:
    - Mari suggested visiting her Facebook page, Waterside COA, to share information.
    - West Shore Happenings Newsletter: send request to <u>beneschd1@gci.net</u>
    - Lakeside/Somers Chamber of Commerce lakesidesomerschamber.org
    - Bigfork Chamber events newsletter: <u>info@bigforkchamber.com</u>
    - NextDoor app: join the Lakeside MT neighborhood for local happenings.
  - Bird abatement: consider purchasing 1-2 owl/falcon decoys for porches and decks.
  - Security cameras: consider a Ring/Next/Wyse video doorbell and include 1-2 cameras to point from window or deck into the courtyard.
  - Fitness center is open and the board added free weights; please ensure that equipment is sterilized with Clorox wipes.
- 8. Election of Three Board Members: Three board seats are open and incumbents have all shown interest in another term: Cindy Lewis, Brian Doyle, and Arron Simmons; the ballot also includes ability to write-in a candidate. Please send your ballots into Western Mountains Property Management by 9/10.
- 9. Meeting adjourned at 6:00 pm.