



Waterside COA Board Meeting Minutes

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9-14-2021 **COA Board Meeting**

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

COA Property Manager: David Roberts, Western Mountains Property Management

Agenda / Items In Progress

1. The meeting was brought to order at 5:00pm.
2. Election of board members: 29 units voted, and Cindy Lewis, Brian Doyle, and Arron Simmons received 22, 24, and 24 votes respectively, so all were elected for a two-year term. The board voted unanimously to keep their current positions on the board: Jack Jenkins is Chairman, Cindy Lewis is Vice Chairwoman, Brian Doyle is Treasurer, and Todd Murphy is Secretary.
3. Comments from the recent Annual Meeting were reviewed – both those shared during the Zoom meeting or shared via comments with their proxy/ HOA board votes.
 - The main topic was security; the board has decided to move forward with additional lighting and security cameras and hiring security for the 4th of July holiday. Cameras will be ordered and installed near the park and at the spa before summer of 2022, and adjacent condo owners will be contacted about sharing WiFi. The Board is also looking into applying for a variance to extend a 6 ft fence to the waterline along the park boundary where there have been multiple trespassing violations.
 - Creating markings for a no wake zone was also brought up. The board discussed this and opted to table this issue, due to the cost of purchasing and deploying the buoys.
 - 1/3 boat slip assignment was also discussed. Since the governing rules are written into the governing documents, the board has decided to leave the current system and assigned times in place, and encourage all 1/3 slip owners to work out and trade dates with their fellow-owners.
 - Assigned parking: a couple of people have brought up the lack of assigned parking spots, outside of one's garage. Since there are not enough parking spots to assign a 2nd parking spot to those who have a garage only, the board has opted to not take any action at this time.
 - Dog relief area: two owners mentioned that it would be nice to have a better dog walk/relief area within the Waterside grounds. David will be looking at clearing/improving the area behind the building 4 garages, and possibly making improvements to the two existing dog relief areas.
 - Rental term: a couple of owners mentioned extending the rental times from 2-week minimum to one-month minimum. This has come to a vote on two previous occasions and the vote was to keep rentals at a 2-week minimum; because of this, the board has decided to take no action on this item. If an owner suspects that the 2-week minimum is being abused, please call the HOA Property Manager's office.

4. Jack and Todd met with two engineers from WET Engineering about creating a variance request for extending the high fence along the park boundary to the waterline and two kayak/paddleboard launches at the north and south sides of the swim area. They expect to meet with Flathead County planning next month and be in touch with the proposed next steps.
 - Related, the board discussed adding a couple of more paddleboard/kayak storage racks. This was tabled and will be re-addressed next spring.
5. Holiday lights: Cindy and Todd are looking into the purchase of some quality light strings for use during the holiday/winter months and will report back in the coming months.
6. The meeting was adjourned at 6:30.