



## 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  
Email: [dawn@westernmountains.com](mailto:dawn@westernmountains.com)

### 6-9-22 Spring Meeting

Attendees: Jack Jenkins, Cindy Lewis, Todd Murphy, Arron Simmons (All via Zoom mtg)  
(Chairman) (Vice Chair.) (Secretary) Brian Doyle had a conflict.  
HOA Property Manager: David Roberts, Western Mountains Property Management

### Agenda / Items in Progress

1. Meeting was convened June 9 at 5pm via Zoom.
2. Building 2 painting update: Dave reported that painting will be complete the week of 6/13. He'll make ½ of the remaining payment next week, and pay the remainder at the end of June – when we'll be able to make payment, since 22 owners have not yet paid their \$2,000 special assessment, which is due by the end of June.
3. Year-to-date financials review discussion included, "Snow plowing was higher than budgeted, due to the large number of snowfalls this year. 43 owners have paid their \$2,000 special assessment, and payments are expected from the other 22 owners by June 30.
4. Update/discussion on kayak/paddleboard launch: Flathead County denied our request for adding an "impervious barrier". Therefore, we have made formal variance request and are awaiting a response. In the interim, we are considering options to add a temporary solution for this summer.
5. The Waterside Summer Social is planned for July 29 in the courtyard. Cindy Lewis arranged catering from Linda Vista (Mexican), and table/chair rentals. An invitation will be sent shortly, so that we can get a headcount for the caterer.
6. Annual Meeting Date and Format: Meeting will be held in person on Fri, July 29 at 3pm at the QRU in Lakeside. Note, this is just before the annual summer social.
7. Garage allocation in Building 2. Two owners recently noted that their garages are listed by the wrong number in the CC&Rs. Dave will get with the two owners and provide a solution.
8. Flower Pots & Baskets: several board members have had complaints about the lack of flower baskets. The board had decided to trim back on some flowers, due to cost. Cindy and Todd walked the grounds and the board has decided to move several baskets from out front into the courtyard, and order two additional baskets. Dave has reached out to the landscape crew, and the baskets should be relocated during the week of 6/13.
9. Security Cameras / Lights: Arron and Todd will look into an affordable, long-term security (camera) solution, starting with cameras near the park (southern fence near the lake) and one for the pole near the spa. A few other locations will be identified, and owners near the cameras will be asked to share an internet connection, so that we can have better security video for the grounds.
10. Stairs and landings: cleaning of stained concrete. Dave is looking for a solution to remove grime and grease from high-traffic areas on steps and walkways.
11. Security for Independence Day weekend. Dave is working to hire security during this weekend.
12. Meeting was adjourned at 6:30pm.