



Waterside COA Annual Meeting Minutes

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7-29-22 2022 Annual Meeting

Attendees: Jack Jenkins, Cindy Lewis, Todd Murphy, Arron Simmons, Angie Katz
(Chairman) (Vice Chair.) (Secretary) (Maintenance)

COA Property Manager: David Roberts, Western Mountains Property Management

1. The Waterside COA annual meeting was held July 29, 2022 and was very well attended by approximately 45 owners.
 - The meeting was convened at 3pm MT.
 - The first topic of discussion was painting and the special assessments.
 - Question: does assessment cover staining? No, it is a separate budget item.
 - Question: can staining be moved up, as several locations are in need. Answer is no, staining is currently planned after painting all the buildings.
 - Question: how many bids were received. Answer: one formal and one verbal; board had to go with what was available – from a reputable company who painted building 1.
 - Question was raised about rentals and the rental impact fee. Currently, the income statement shows \$2,025 (9 owners). Discussion pursued about raising the impact fee, so that we could pay for better monitoring, to ensure that all owners complied with impact fee and 2-week rentals. A motion was made to raise the impact fee to \$1,000/unit. Discussion continued and a subsequent motion to increase the fee to \$500/unit was made. The motion was seconded, and the motion passed by unanimous vote; the new impact fee is \$500/unit.
 - Question about the limited deployment of hanging flower pots. The board responded that we opted to save \$5,000+ each year, especially in lite of the special assessment. Numerous flower pots were moved into the courtyard, so that they could be enjoyed by all Waterside owners. This expenditure can be increased in coming years, but the flowers and flower maintenance continue to increase year over year.
 - Financials Review
 - David reviewed the 2021 income statement, balance sheet and year-to-date spending for 2022. The Association is running well below budget for the first half of 2022; therefore it is likely we will remain within budget for operating expenses for the year.
 - Jack reviewed the reserve position relative to the 15-year projection, and so far the Association is on target relative to the projection.

- Security and Facilities
 - Jack mentioned security and our desire to have more physical presence. The problem is that there are limited security resources, and David and the board continue to seek better solutions.
 - Board members Arron and Todd are pursuing a security camera solution that works for cameras connected to multiple wireless SSIDs. Once they find a solution, they'll ask for owner-volunteers to share their internet (for local cameras only) for the broader cause. Cameras will be placed around the property, beginning with the highest-problem areas.
 - The SPA and security was the next agenda item. We've had myriad issues with owners, renters, and local teenagers accessing the SPA after hours. It was suggested that we form a committee to look into SPA alternatives, including increasing security and replacing it with something else. Several owners offered to be on this committee, which will be kicked off in September.
 - A motion was made to shut the spa down Sept 15 vs Oct 15. A second was made and a unanimous vote ensued.
 - Question about the website and security. David Roberts said that he would make some updates, including a change to the member-only password.
 - Jack reminded of the CC&R quick-reference guide that he created some time ago.
 - During the open-question forum:
 - Question about CC&R infractions and fines. David suggested that all owners contact his office with details, names, unit #s, pictures, etc., and that he will send out notices accordingly.
 - Question about informing owners about herbicide/pesticide spraying; David said he'd do his best to notify owners.
 - Ask for a sign on the Waterside side of the park fence to let all people know that there is no access from this point, to assist with liability. Also a sign at the marina stating that fueling is not allowed.
 - Board Election
 - David announced that two Board seats, Jack Jenkins' and Todd Murphy's, were up for election at the expiration of their two-year term. Both Jack and Todd were willing to run for another two-year term. David asked for nominations from the floor. There were none, and the owners unanimously elected Jack and Todd to another 2-year term.
 - The meeting was adjourned at 5:10pm.
2. The annual social was held on July 29, after the Annual Meeting. It was also very well attended, and the large gathering enjoyed a Mexican dinner from Vista Linda. A special thanks goes out to Cindy Lewis for her coordination and set-up.