



## Waterside COA Board of Directors Meeting Minutes

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### 8-16-22 Summer Meeting

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

COA Property Manager: David Roberts, Western Mountains Property Management

### Agenda / Items in Progress

1. Meeting was convened August 16, 2022 at 4 pm via Zoom.
2. Follow-up from recent Annual Meeting (held on July 29):
  - Spa Committee discussed. There have been seven owners who have volunteered for the Committee. A draft work plan for the committee was also discussed. It was agreed that an email would be sent to all owners informing them of the Committee, and inviting anyone else interested to volunteer.
  - It was confirmed that based on a carried motion at the Annual Meeting, the spa would close early this year on September 15.
  - It was also confirmed that based on a carried motion at the Annual Meeting, the Rental Impact Fee would increase from \$250 to \$500 annually as of Jan 1, 2023.
  - It was agreed that signs would be posted that there is no access to the park along the southern property line, and that there is no fueling of boats allowed in the marina.
3. Enforcement Action for rental violations
  - As a response to numerous comments at the Annual Meeting that the rental rules need to be enforced, a review of outstanding ads on rental sites such as AirB&B and VRBO was conducted. Fourteen ads were found advertising rentals at Waterside for less than the 14-day minimum rental period.
  - David sent an email to all Waterside owners informing them of this result and reminding them of the rules.
  - A follow up on the rental ads will be completed soon, and enforcement action will commence for those owners still not complying with the rules.
4. The Board will update the outstanding maintenance items list through a walk around the property next week with the Property Manager.
5. An owner (Steven Collins) has offered to facilitate a discussion with the Board (and ultimately other owners) to establish a Vision/Mission/Goals statement for Waterside. The Board will tentatively take this offer up at its next meeting.
6. The Board annually elects officers at its first meeting after the Annual Meeting. This years' slate of officers were elected as follows:
  - Arron Simmons – Chairman
  - Cindy Lewis – Vice Chairman
  - Jack Jenkins – Secretary
  - Brian Doyle – Treasurer
7. The meeting was adjourned at approximately 6 pm.

Waterside  
AT FLATHEAD LAKE  
OF THE FLATHEAD FORE