



Waterside COA 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

1-26-23 Spa Committee Review Meeting

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

COA Property Manager: David Roberts, Western Mountains Property Management

Summary of Discussion

1. Meeting was convened January 26, 2023 at 5 pm via Zoom.
2. The sole purpose of the meeting was to consider the Spa Committee Final Report and Recommendations. Steve Collins, chairman of the Spa Committee, attended to present the Spa Committee Report. Highlights of the report include:
 - The committee has recommended a phased approach to securing the spa, beginning with the following:
 - Install Wi-Fi to pool house to enable smart locks, lights, cameras and security.
 - Replace Locks to Upgraded Smart Locks
 - Provide each owner with two codes; Personal Code and Guest/Renter Code- Change all codes 2 times per year
 - Secure inside handle to avoid reaching around.
 - Remove code access to gate facing building two and replace with key lock for maintenance only
 - Install improved lighting, motion cameras and sirens
 - A following phase would install decorative spikes on the fence surrounding the spa.
 - A third phase, installing an automatic pool cover, is regarded as expensive and problematic.
 - The committee also recommends procedures for dealing with any remaining trespassers and updating the rules.
 - The committee considered replacing the spa, but so far there has been very little support on the committee or among the owners that responded to the committee's poll.
 - The committee also considered security of the complex as a whole, including the possibility of installing a gate at the front entrance.
3. Board Discussion/Action
 - General support for proceeding with the phased approach to securing the spa, with the goal of having security measures in place before this years' opening.
 - Continue discussion on securing the property, including consideration of more frequent security guards during the summer months.
 - Another Board meeting will be scheduled in February to formalize the Board's approach, decide whether an owner vote is necessary or not, consider budget implications of the security measures, and look at other business matters of the Association.

Waterside

AT FLATHEAD LAKE
ON THE FLATHEAD RESERVE

- Steve Collins has agreed to assist the Board and Property Manager in implementing the spa recommendations, with an initial priority of determining the best way to get wi-fi to the pool house on which the locks, cameras and other security equipment will depend.