



Waterside COA Board of Directors Meeting Minutes

Property Manager: David Roberts
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5-03-23 Board Meeting

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

COA Property Manager: David Roberts, Western Mountains Property Management

Summary of Discussion

Meeting was convened May 3, 2023 at 5 pm via Zoom.

The purpose of the meeting was to discuss unexpected increases in spending and implications for reserves going forward, review spa security and dock repair proposals, and other business as necessary.

Spa Security and Other Costs

Following up from the last Board meeting, there was discussion of the status of securing the spa. The Board decided to pursue the option that the Spa Committee laid out, including upgraded locks, cameras and fence. The Property Manager is in the process of getting bids for smart locks, security cameras and upgrading the fence to make it more difficult to access the spa. Once the Board is satisfied with the bids, it will seek owner input on spa options.

In the meantime, the Board made some decisions about spa operations this summer. First, the spa will open at a later date than usual, June 15. Second, the Board decided to hire a security guard for duty every night starting July 1 and continuing through Labor Day. The cost of that will be about \$18,000. This is not regarded as a long term solution unless the owners indicate that is a preferred solution over the physical security enhancements.

The Board also discussed a proposal to repair the outer dock of the marina, where it is becoming increasingly difficult to secure deck boards to the underlying structure due to dry rot. The \$19,000 proposal to repair the structure was approved, but according to Waterside's Declaration of Condominium must be paid by assessing the boat slip owners 85% of the costs and others 15% of the costs. Subsequent to the meeting, the Property Manager was informed that the contractor who made the bid is retiring, so the project will be deferred for now.

Capital Projects and Reserves

Increased spending for painting Building 3, replacing propane system valves and regulators, spa security and increases in operating costs have led to a lower reserves projection. The Board will evaluate alternatives going forward to maintain adequate reserves including deferring non-critical projects and raising association dues.

Other Items

Items from the last Board meeting still outstanding are:

Discussion of the potential need to stain Bldg. 3 before painting as the paint is in better shape than the stain.

Repairs also necessary on some of the timbers on Building 3 – Dave is hiring an engineer to assess.

Todd asked to have the painter look at the staining projects to see if he could do partial staining while onsite this summer.

Powder coating on some of the rails is faded and may need “sprucing up” and possible touch-ups.

Need estimates from painter to budget. David will ask Ken to estimate.

Other large cost items after painting – need to get better numbers to better estimate our long-term requirements

Roof issues – Dave will have the roofs evaluated while the painting project is happening to get estimates and costs to budget going forward.

Bird abatement – Board asked Dave to have Malcom and Angie set this year, same as last.

Geese – do we do decoys to keep them away? Need to explore costs.

New Swim island has been ordered

Clarity around which garages will be painted. David will ask Ken for confirmation.

David will ask landscape team to bring new gravel for dog areas.

New Items

Repair and repainting of upper elevator shaft (above the roof) of Bldng 3

Large iron frame in the common area in front of bldg 3. It's been there 6-7 months.

Need to reattach the rock facings by the bldg 3 trash cans. Think Angie still has them.

Places on the garages with white paint (primer?) next to the missing rocks - can we paint?

New ladders for fixed swim dock

More kayak/paddleboard racks

The next Board meeting has been scheduled for 5 pm Mountain Time on June 29.

Meeting adjourned @ 6:30PM