

## Waterside Condo Spa Project Recommendation 12.5.22

### Special Notes:

- The spa committee has focused on the spa decision and has not considered any overall budget implications to our recommendation. Unless otherwise requested by the board, they will be responsible for incorporating this proposal and ultimate implication to our annual budgeting. As owners, we understand the implications, but also believe, we need to continuously keep Waterside in its “best version of itself” condition at all times to protect and advance the values of our properties.
- All of our recommendations and budgets are our best estimates and will change up until the point we bid and contract the work. We have also added a 5% inflation factor to all of our plans to prepare for inflationary market and economy.
- Our budgets include estimated installations costs, ongoing fees/maintenance costs as well as replacement costs. These replacement costs are based upon a suggested life cycle. It is our recommendation as a community as we install/replace/upgrade features, we include replacement value into the decision and start to accrue money to replace them as they wear out or become inoperable.

### Spa Committee Recommendation:

Waterside Spa Committee Vote								
Person	Keep 1 No 0	Do Nothing	Secure	Secure Phases	Secure with Upgrades	Secure in Phases with Upgrades	Fire Pit Reco Y 1, N 0	Secure Complex Y 1, N-0
Linda Dahnke	1	1			3	2	0	0
Steve Collins	1			3	2	1	0	1
Jordan Silverman	1			3	1	2	0	1
Michelle Dishon	1	1			3	2	0	0
Mari liias	1	1		2		3	0	1
Candy Faith								
Martin Canell	1			2	1	3	0	1
Christine Petersen								
KP Dunfee	1			2		1	0	1
Steve Ellis	1		1		2	3	0	0
Mark Scherer	1		2	3	1		0	1
Steve Halsey	0						1	1
Total Votes	9	3	2	6	7	8	1	7
Total Score		3	3	15	13	17		
Average Score		1	1.5	2.50	1.86	2.1		
% of Respondents	100%	33%	22%	67%	78%	89%	11%	78%

As a spa committee we held a vote to ensure the recommendation was the collective opinion of the team. It is our recommendation to keep the spa, better secure it in phases, extend the season and add two tables and eight chairs to the area to encourage socialization and enjoyment. Although we believe our recommendation will go a long way in reducing the amount of trespassers, we also acknowledge no solution is full proof. As a community we need to be better equipped to identify rule breakers and trespassers and have a consistent protocol on how to deal with them. We need to join to help ensure the spa rules are being adhered to by everyone (owners, guests, and renters) so everyone can enjoy the spa for its intended use. We are recommending a protocol to be used if any owner observes the rules being broken and hope all owners welcome the opportunity to engage in these conversations without being offended or defensive. We are recommending Waterside, implement a standard way to capture the issues and a way to report them to the appropriate sources to be dealt with by the appropriate authorities; Waterside Property Manager/Board and law enforcement.

In addition to securing the spa, as a group we want to take this opportunity to raise the question of overall security and recommend we should take this opportunity to introduce a broader solution for security and trespassers. Seventy eight percent of the spa committee has requested we consider a complex security recommendation at the same time we are discussing the spa security.

As Waterside enters its 17<sup>th</sup> year, and you reflect upon the changes occurring in the overall market; population growth, tourism, etc., growth and prosperity can bring more challenges; crime, homelessness, etc. We believe Waterside needs to prepare for the continuous change in the market and increase our overall security. This additional layer of security will help us continuously move towards our goal of keeping Waterside a premier resort type of experience for those that contribute: owners, guests and renters.

Below is an outline of the specific steps we are recommending and proposing. We believe strongly the spa is a focal point of Waterside and an important amenity to our overall property and value of our property. Our recommendation outlines the requirements and costs of doing recommendation. We did not go so far as to recommend where the source of funds would come from and will leave this up to the current board to advise the owners on how to fund if recommendation is agreed upon.

- Secure Spa in phases (Total Cost- \$24,200 One Time Fee and \$6,800 Annual Costs)
  - Phase 1 (\$7,000 One Time and \$5,400 Annual Costs)
    - 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
  - Phase 2 (If Needed) \$6,500 One Time and \$950 Annual Costs)
    - Install “spikes” on top of the railing around spa to deter climbing the fence- Post warning signs to avoid legal action
  - Phase 3 (If Needed) \$10,000 One Time and \$10,000 One Time and \$800 Annual Cost- net energy savings)
    - Add an automatic cover to secure after hours and help cut heating costs (Install above steps and evaluate the cover need, suggest we budget and plan)
- Improve Overall Spa Experience (\$6,500 One Time Fee and \$3,800 Annual Costs)
  - Extend Season to up to 6 weeks 3<sup>rd</sup> or 4<sup>th</sup> week of October (or first significant snow forecast)

- Create a log of on-going maintenance and make available to all owners.
- Add 2 tables and four chairs to the spa area to encourage socialization and community development.
- Clarify and Educate Rules
  - Establish new spa rules and set age and use limits.
  - Clarify the Rules, Reeducate All Owners and ask for community engagement.
  - Create a incident tracking and communication plan to continuously improve as a community.
- Trespassers-
  - Security system will sound after hours and record trespassers
  - Educate on how to avoid letting trespassers into the spa
  - Consider implementing a “Card, or Wristband” program to easily determine issues.
  - As a community we need to establish a standard protocol on how to address trespassers and consistently log information.
  - We need to establish implications for trespassers in order to deter them. Ideas need to be explored; post pictures on websites, post on Lakeside community website, post on county police website, put fliers up around town

### Updated Spa Rules

## **Updated SPA RULES**

1. No running or horseplay allowed in the spa area.
2. No person with a communicable disease including vomiting or diarrhea in the last two weeks may use the spa.
3. No person under the influence of alcohol or drugs may use the spa.
4. All persons must have a cleansing shower before entering the spa.
5. No food or drink allowed in the spa water.
6. Persons with medical conditions such as heart disease, diabetes or high blood pressure should consult a physician before using the spa and should not use the spa alone.
7. Women who are or may be pregnant should seek the advice of a physician regarding spa use and should limit their time in the spa.
8. Persons should limit their stay in the spa to fifteen (15) minutes at any one session.
9. No child under 5 years of age should use the spa.
10. When the spa is used by children 12 years of age or under, a responsible adult 18 years of age or older shall accompany the children and be at the spa or spa deck at all times the children use the facility.
11. When the spa is used by persons 13 to 17 years of age, at least two people thirteen years or older must be at the spa at all times the spa is in use.
12. Maximum bather capacity: 15

13. No Toys in spa.
14. Persons failing to follow these rules are subject to removal from the premises.
15. Warning No Lifeguard On Duty, Swim at Your Own Risk

### **SPA HOURS**

8:00 A.M. TO 10:00 P.M.

**NO GLASS NO PETS**

THIS SPA IS FOR THE EXCLUSIVE USE OF WATERSIDE RESIDENTS, GUESTS, and Renters ONLY  
Children between the ages of 5 and 17 must be accompanied by a Parent, Grandparent or a legal guardian at all times. Children under 3 are not allowed in the spa or spa area.

**Warning No Lifeguard On Duty, Swin at Your Own Risk**

**TRESPASSERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW**

#### **Protocol to Enforce Rules:**

Goals of Protocol: Help to keep the spa clean and enjoyable for all and create a way to hold those that are breaking the rules accountable. We also recommend we create some type of visible program that will make it easier to know if the persons in the spa are actually supposed to be in the spa. Ideas are a "card" or identifying bracelet.

- 1) Hello, my name is X, we haven't had a chance to meet, I am an owner in building X. Do you mind me asking are you an owner, guest or renter and what is your unit number? (This is an easy first step. Very friendly and usually it's the first thing on my mind anyway.)
- 2) Politely remind them of the spa rule(s) they are not adhering to and ask them to please follow the rules.
- 3) Within 24 hours send email to (XYZ email- determined by the board) with the following information.
  - Date and Approx Time of Discussion
  - Name, Unit Number, Owner, Guest, Renter
  - Rules not being followed
- 4) (XYZ) checks the spa code entries for time frame against the incident report- (all codes used in previous 2 hours)
  - If the information matches the report- send email to the condo referenced in the report.

- If the condo numbers codes do not match any used within two hours previous to incident report, a memo will be issued to all codes used during this time frame reporting an incident during the time frame of the incident.

5) (XYZ) sends an email to owner of condo reminding them of the spa rules and asking them to adhere to them or ask their guests and or renters to do the same.

Condo Owner can refute the report and ask to have the code used during the timeframe reset with a new number or keep the number.

Board to develop a schedule of fines, etc. for repeat condo offenders.

**Trespassers Protocol-** A trespasser is anyone that is in the spa that is not an owner, guest of owner and or renter or anyone in the spa after published hours. The three primary ways trespassers get into the are below:

1. Walk up to gate and ask to be let in- someone inside the spa opens the gate.
2. Spa code is handed out by owner, guest or renter and people that are not currently staying in Waterside are entering the property and spa.
3. Jump the gate/open handle from other side.

During Hours- Someone is asking you to open the gate-

- Hello my name is XYZ, I am an owner in building X, we haven't had a chance to meet, your name is?
- Before I let you in, can you please tell me the building and condo number you are currently staying at? If they do not tell you, please ask them to come back when they can share the building number and condo they are currently staying at.
- Open the gate and let them in (If they are acting appropriately and following the rules, no issue)
- If they are not acting appropriately or breaking the rules, please use the rule enforcement protocol and report the incident as outlined above.

After Hours- Disturbing the peace- We have two options- allow our new security equipment, lights, cameras and sirens to have them exit or go down to the spa and have the following conversation.

- Hello I am an owner in Waterside in building (X)
- Do you realize you are trespassing? Being in the spa after hours and breaking the Waterside rules as far as quiet time is considered trespassing.
- Are you an owner, guest or renter? If so, can you kindly leave the spa? - Thank them and walk away. Make notes on incident similar to rule breakers and submit to (XYZ) determined by board.
- If not, let them know you will be calling the local authorities and filing a report on the incident. Remind them they are on camera and images will be turned over to the local authorities including; police, newspapers, schools and local bulletin boards.
- Ask them to please leave now and turn around and walk away. Complete incident report and send to (XYZ) as determined by the board.
- Do not engage in conformation or arguing with them, state the facts ask nicely and walk away.

Cost Proposal:

**Waterside Secure Phases, Extend Weeks and Add Tables/Chairs**

Year	20	21	22	23	24	25	26	27	28	
Annual Maintainence	\$ 5,665.00	\$ 3,166.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00
Chemicals	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Electricity		\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00
General Clean UP ( 1/2 Hours/Wk@\$35)	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00
Security	\$ 6,220.00	\$ 7,040.00								
Annual Operations Cost	\$13,995.00	\$18,616.00	\$12,410.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00
Planned Updates/Investments				\$ 9,000.00				\$ 5,000.00	\$15,000.00	\$
Secure Spa				\$12,400.00	\$13,300.00	\$16,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$
Memorial Day- Mid October				\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$
New Furniture					\$ 6,500.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$
<b>Total</b>	\$13,995.00	\$18,616.00	\$21,410.00	\$37,760.00	\$36,160.00	\$33,010.00	\$23,010.00	\$28,010.00	\$38,010.00	\$
<b>5% Annual Inflation Added</b>	\$13,995.00	\$18,616.00	\$21,410.00	\$37,760.00	\$37,968.00	\$39,866.40	\$24,160.50	\$29,410.50	\$39,910.50	\$
Per Condo	\$ 215.31	\$ 286.40	\$ 329.38	\$ 580.92	\$ 584.12	\$ 613.33	\$ 371.70	\$ 452.47	\$ 614.01	\$
Per Week Open	\$ 699.75	\$ 930.80	\$ 1,070.50	\$ 1,888.00	\$ 1,808.00	\$ 1,650.50	\$ 1,150.50	\$ 1,400.50	\$ 1,900.50	\$
% of Total HOA Dues (\$300,900)	5%	6%	7%	13%	13%	13%	8%	10%	13%	
% of Annual Expenses (\$272,000)	5%	7%	8%	14%	14%	15%	9%	11%	15%	
Spa Planned Investments			Decking/Couping					Pool House	Rebuild Waterfall	Rep and

Waterside Spa - Secure the Spa Phased Approach

Phase 1 Security					
Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Install wifi in Pool House	\$ 1,100	\$225	\$50	\$ 3,300.00	wifi will empower smart locks, cameras and lights- may be ab to supply as ammenity in courtyard
New Smart Locks- In and Out	\$2,500	\$50	\$40	\$ 1,080.00	Monthly Management/Tracking Fee, Locks plus installation
New Motion Detector Lights and Camera	\$2,100	\$50	\$30	\$ 960.00	Monthly Management/Tracking Fee-
Secure Gates/Change Access	\$800			\$ -	Welding, Lock Installation, etc.
New Security Signs and Cautions	\$ 1,200		\$10	\$ 120.00	
<b>Total</b>	<b>\$ 7,700</b>	<b>\$325</b>	<b>\$130</b>	<b>\$ 5,460.00</b>	
<b>Per Condo</b>	<b>\$ 118.46</b>	<b>\$ 5.00</b>	<b>\$ 2.00</b>	<b>\$ 84.00</b>	
Phase 1 & 2 Security					
Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Install wifi in Pool House	\$ 1,100	\$225	\$50	\$ 3,300.00	wifi will empower smart locks, cameras and lights- may be ab to supply as ammenity in courtyard
New Smart Locks- In and Out	\$2,500	\$50	\$40	\$ 1,080.00	Monthly Management/Tracking Fee, Locks plus installation
New Motion Detector Lights and Camera	\$2,100	\$50	\$30	\$ 960.00	Monthly Management/Tracking Fee-
Decorative Spikes on Top Fence	\$6,500	25	54.17	\$ 950.00	Need to secure estimate
Secure Gates/Change Access	\$800			\$ -	Welding, Lock Installation, etc.
New Security Signs and Cautions	\$ 1,200		\$10	\$ 120.00	
<b>Total</b>	<b>\$ 14,200</b>	<b>\$350</b>	<b>\$184</b>	<b>\$ 6,410.00</b>	
<b>Per Condo</b>	<b>\$ 218.46</b>	<b>\$ 5.38</b>	<b>\$ 2.83</b>	<b>\$ 98.62</b>	
Phase 1, 2 & 3 Security					
Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Install wifi in Pool House	\$ 1,100	\$225	\$50	\$ 3,300.00	wifi will empower smart locks, cameras and lights- may be ab to supply as ammenity in courtyard
New Smart Locks- In and Out	\$2,500	\$50	\$40	\$ 1,080.00	Monthly Management/Tracking Fee, Locks plus installation
New Motion Detector Lights and Camera	\$2,100	\$50	\$30	\$ 960.00	Monthly Management/Tracking Fee-
Automatic Spa Cover	\$10,000	\$30	\$83	\$ 1,360.00	Estimate- annual mantience + Planned Replacement
Annual Heating Cost Savings with Cover		(\$80)		\$ (960.00)	
Decorative Spikes on Top Fence	\$6 500	25	54 17	\$ 950 00	Need to secure estimate

**Replace the Spa-** Although we are not recommending this solution, we offer the following as a comparison . If we were to do something different, it has to offer equal or better value to Waterside community and complex. It needs to offer a place to enjoy the beautiful views and provide a gathering place to create a greater sense of community. We explore one idea: Remove the spa fencing, fill in the spa, build up the waterfall and build create a resort type gathering place with a firepit. One note, we will not be able to remove the pool house as houses other essential systems for the complex. We are recommending we create gathering place with Adirondack chairs and a resort like and style firepit to be enjoyed May 25<sup>th</sup> to December 31<sup>st</sup>. We have NOT hired any landscape architect to help us design this option to avoid spending resources unnecessarily, if the vote comes back with this as a preferred option, we will have to get a proper design and bid. In the meantime, we have provided an estimate based upon the experience of several committee members. We should use this as a comparison point.

Replace the Spa with Resort Fire Pit												
Year	20	21	22	23	24	25	26	27	28	29	30	
Build Fire Pits				\$58,900.00								
Annual Maintenance				\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00	\$15,560.00
Planned Replacement				\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00	\$3,600.00
Annual Operations Cost	\$ -	\$ -	\$ -	\$78,060.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00
Planned Updates/Investments												
Total	\$ -	\$ -	\$ -	\$78,060.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00	\$19,160.00
5% Annual Inflation Added				\$81,963.00	\$20,118.00	\$20,118.00	\$20,118.00	\$20,118.00	\$20,118.00	\$20,118.00	\$20,118.00	\$20,118.00
Per Condo	\$ -	\$ -	\$ -	\$1,260.97	\$309.51	\$309.51	\$309.51	\$309.51	\$309.51	\$309.51	\$309.51	\$309.51
Per Week Open	\$ -	\$ -	\$ -	\$2,927.25	\$718.50	\$718.50	\$718.50	\$718.50	\$718.50	\$718.50	\$718.50	\$718.50
% of Total HOA Dues (\$300,900)	0%	0%	0%	27%	7%	7%	7%	7%	7%	7%	7%	7%
% of Annual Expenses (\$272,000)	0%	0%	0%	30%	7%	7%	7%	7%	7%	7%	7%	7%

**Complex Security-** We are proposing we better secure the entire property by installing a front gate, securing the public park side and installing wi-fi securing camera and lighting. We have not secured a full bid or proposal on this approach but are using estimates provided by Dave our property manager based upon his contact and or experience with other properties. Below is the estimated cost:



Complex Security Budget												
Year	20	21	22	23	24	25	26	27	28	29	30	
Front Gate					\$70,000.00							
Security Cameras/Lights					\$ 6,000.00							
Signs					\$ 2,500.00							
Monthly Maintenance					\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	
Replacement Accrual					\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	
Annual Operations Cost	\$ -	\$ -	\$ -	\$ -	\$88,300.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	
Total	#REF!	#REF!	\$ -	\$ -	\$88,300.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$ 9,800.00	\$147,100.00
5% Annual Inflation Added	#REF!	#REF!	\$ -	\$ -	\$92,715.00	\$10,290.00	\$10,290.00	\$10,290.00	\$10,290.00	\$10,290.00	\$10,290.00	\$154,455.00
												Average
Per Condo	#REF!	#REF!	\$ -	\$ -	\$ 1,426.38	\$ 158.31	\$ 158.31	\$ 158.31	\$ 158.31	\$ 158.31	\$ 158.31	\$339.46
Per Week Open	#REF!	#REF!	\$ -	\$ -	\$ 1,782.98	\$ 197.88	\$ 197.88	\$ 197.88	\$ 197.88	\$ 197.88	\$ 197.88	\$424.33
% of Total HOA Dues (\$300,900)	#REF!	#REF!	0%	0%	31%	3%	3%	3%	3%	3%	3%	7%
% of Annual Expenses (\$272,000)	#REF!	#REF!	0%	0%	34%	4%	4%	4%	4%	4%	4%	7%

Combined Recommendation, and Complex Security-

Waterside Spa Secure, Upgrade/Extend, Front Gate												
Year	20	21	22	23	24	25	26	27	28	29	30	
Annual Maintenance	\$ 5,665.00	\$ 3,166.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	
Chemicals	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Electricity		\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	
General Clean UP ( 1/2 Hours/Wk@\$35)	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	
Security	\$ 6,220.00	\$ 7,040.00										
Annual Operations Cost	\$13,995.00	\$18,616.00	\$12,410.00	\$ 13,210.00	\$ 13,210.00	\$ 13,210.00	\$ 13,210.00	\$ 13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	
Planned Updates/Investments				\$ 9,000.00				\$ 5,000.00	\$15,000.00	\$20,000.00		
Secure Spa				\$ 13,000.00	\$ 13,000.00	\$ 16,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Memorial Day- Mid October				\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	\$ 3,150.00	
New Furniture					\$ 6,500.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	\$ 650.00	
Front Gate					\$ 70,000.00							
Security Cameras/Lights					\$ 6,000.00							
Signs					\$ 2,500.00							
Monthly Maintenance					\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	\$ 5,400.00	
Replacement Accrual					\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	\$ 4,400.00	
Total	\$13,995.00	\$18,616.00	\$21,410.00	\$ 38,360.00	\$124,160.00	\$ 42,810.00	\$ 32,810.00	\$ 37,810.00	\$47,810.00	\$52,810.00	\$32,810.00	\$409,380.00
5% Annual Inflation Added	\$13,995.00	\$18,616.00	\$21,410.00	\$ 38,360.00	\$130,368.00	\$ 44,950.50	\$ 34,450.50	\$ 39,700.50	\$50,200.50	\$55,450.50	\$34,450.50	\$427,931.00
												Average
Per Condo	\$ 215.31	\$ 286.40	\$ 329.38	\$ 590.15	\$ 2,005.66	\$ 691.55	\$ 530.01	\$ 610.78	\$ 772.32	\$ 853.08	\$ 530.01	\$822.00
% of Total HOA Dues (\$300,900)	5%	6%	7%	13%	43%	15%	11%	13%	17%	18%	11%	19%
% of Annual Expenses (\$272,000)	5%	7%	8%	14%	48%	17%	13%	15%	18%	20%	13%	21%
Spa Planned Investments			Decking/Couping					Pool House	Rebuild Waterfall	Replace Heaters and Pumps		

Comparisons- Below are cost comparisons between the options to provide transparency and trade offs.



**Waterside Spa Secured Plan**

Year	20	21	22	23	24	25	26	27	28	29	30	
Annual Maintenance	\$ 5,665.00	\$ 3,166.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	
Chemicals	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Electricity		\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	
General Clean UP ( 1/2 Hours/Wk@\$35)	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	
Security	\$ 6,220.00	\$ 7,040.00										
Annual Operations Cost	\$13,995.00	\$18,616.00	\$12,410.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	\$13,210.00	
Planned Updates/Investments				\$ 9,000.00				\$ 5,000.00	\$15,000.00	\$20,000.00		
Secure Spa				\$24,200.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	\$ 6,800.00	
Total	\$13,995.00	\$18,616.00	\$12,410.00	\$46,410.00	\$20,010.00	\$20,010.00	\$20,010.00	\$25,010.00	\$35,010.00	\$40,010.00	\$20,010.00	\$226,480.00
5% Annual Inflation Added	\$13,995.00	\$18,616.00	\$12,410.00	\$48,730.50	\$21,010.50	\$22,061.03	\$23,164.08	\$24,322.28	\$36,760.50	\$42,010.50	\$21,010.50	\$239,069.88
												Average
Per Condo	\$ 215.31	\$ 286.40	\$ 190.92	\$ 749.70	\$ 323.24	\$ 339.40	\$ 356.37	\$ 374.19	\$ 565.55	\$ 646.32	\$ 323.24	\$397.00
Per Week Open	\$ 874.69	\$ 1,163.50	\$ 775.63	\$ 3,045.66	\$ 1,313.16	\$ 1,378.81	\$ 1,447.75	\$ 1,520.14	\$ 2,297.53	\$ 2,625.66	\$ 1,313.16	\$1,614.00
% of Total HOA Dues (\$300,900)	5%	6%	4%	16%	7%	7%	8%	8%	12%	14%	7%	9%
% of Annual Expenses (\$272,000)	5%	7%	5%	18%	8%	8%	9%	9%	14%	15%	8%	10%
Spa Planned Investments			Decking/Couping					Pool House	Rebuild Waterfall	Replace Heaters and Pumps		

Appendix

Waterside Spa - Secure the Spa Draft 11.12.22

Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Install wifi in Pool House	\$ 1,100	\$225	\$50	\$ 3,300.00	wifi will empower smart locks, cameras and lights- may be able to supply as amenity in courtyard
New Smart Locks- In and Out	\$2,500	\$50	\$40	\$ 1,080.00	Monthly Management/Tracking Fee, Locks plus installation
New Motion Detector Lights and Camera	\$2,100	\$50	\$30	\$ 960.00	Monthly Management/Tracking Fee-
Automatic Spa Cover	\$10,000	\$30	\$83	\$ 1,360.00	Estimate- annual mantience + Planned Replacement
Annual Heating Cost Savings with Cover		(\$80)		\$ (960.00)	
Decorative Spikes on Top Fence	\$6,500	25	54.17	\$ 950.00	Need to secure estimate
Secure Gates/Change Access	\$800			\$ -	Welding, Lock Installation, etc.
New Security Signs and Cautions	\$ 1,200		\$10	\$ 120.00	
<b>Total</b>	<b>\$ 24,200</b>	<b>\$300</b>	<b>\$268</b>	<b>\$ 6,810.00</b>	
<b>Per Condo</b>	<b>\$ 372.31</b>	<b>\$ 4.62</b>	<b>\$ 4.12</b>	<b>\$ 104.77</b>	
<b>Enhance Spa Experience</b>					
Extend Spa Hours and Openings (6 Weeks)		\$ 525.00		\$ 3,150.00	
Table/Chairs/2	\$6,500		\$54	\$ 650.00	10 years life cycle
<b>Total</b>	<b>\$ 6,500</b>	<b>\$ 525</b>	<b>\$ 54</b>	<b>\$ 3,800</b>	
<b>Per Condo</b>	<b>\$ 100.00</b>	<b>\$ 8.08</b>	<b>\$ 0.83</b>	<b>\$ 58.46</b>	
<b>Total</b>	<b>\$ 30,700</b>	<b>\$ 825</b>	<b>\$ 322</b>	<b>\$ 10,610</b>	
<b>Per Condo</b>	<b>\$ 472.31</b>	<b>\$ 12.69</b>	<b>\$ 4.95</b>	<b>\$ 163.23</b>	

Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Front Gate	\$70,000	\$250	\$292	\$ 6,500.00	Monthly Management Fees/Costs/Maintainence
Security Cameras	\$ 6,000	\$ 200	\$50	\$ 3,000.00	Front Gate, Side, Marina, Courtyard (10)
Public Park Security	\$ 500		\$4	\$ 50.00	Razor Wire Installed
New Signs in Complex	\$2,500		\$21	\$ 250.00	
				\$ -	
<b>Total</b>	<b>\$ 79,000</b>	<b>\$ 450</b>	<b>\$ 367</b>	<b>\$ 9,800.00</b>	
<b>Per Condo</b>	<b>\$ 1,215</b>	<b>\$ 7</b>	<b>\$ 6</b>	<b>\$ 151</b>	

Replace Spa- Draft Budget 11.12.22					
Activity	One Time	Monthly Maint./Costs	Monthly Accrual for Replacement	Annual	Comments
Landscape Arch.	\$4,200				Design, Contractor
Remove Fence/Gates	\$4,000				
Fill In/Level	\$12,000				Needs to be permanent
Upgrade Waterfall	\$6,500	\$30	\$54	\$ 1,010.00	Rebuild Waterfall
Fire Pit/Large/Propane	\$11,000	\$ 900	\$76	\$ 11,716.67	Propane Costs
Seating Area- 12 chairs facing Lake	\$12,000	\$ 100.00	\$100	\$ 2,400.00	10 Year Life Cycle- Planned Replacement
Nursery Stock	\$5,000	\$ 50.00	\$42	\$ 1,100.00	
Security wifi, lights, cameras	\$4,200	\$ 225.00	\$35	\$ 3,120.00	Same Security minus locks
Total	\$58,900	\$ 1,305.00	\$ 307.22	\$ 19,347	
Per Condo	\$ 906.15	\$ 20.08	\$ 4.73	\$ 297.64	

### Situational Assessment

Waterside- Is a carefully designed 65-unit condominium group on Flathead Lake. It is designed to resemble a resort community focusing on the lake and amazing views. The builders ensured the courtyard/resort area of the complex did not block the view for any owner. Therefore, the spa was sunken, to not affect any views of the owners on the first floor that would be hindered by a high fence, etc. The spa/waterfall is a focal point of the courtyard and resort atmosphere. Over the recent past, the beauty and attractiveness of the spa has attracted some bad behaviors by the owners, owners' guests and owner's renter and of course trespassers.

Weeks Spa is Open-

- Currently Open- Memorial Day to Labor Day- 15-16 Weeks Open
- Previously Open- Memorial Day to mid October- 20-21 Weeks Open

Posted Rules for the Spa



## Current SPA RULES

1. No running or horseplay allowed in the spa area.
2. No person with a communicable disease including vomiting or diarrhea in the last two weeks may use the spa.
3. No person under the influence of alcohol or drugs may use the spa.

4. All persons must have a cleansing shower before entering the spa.
5. No food or drink allowed in the spa water.
6. Persons with medical conditions such as heart disease, diabetes or high blood pressure should consult a physician before using the spa and should not use the spa alone.
7. Persons wearing diapers must wear protective coverings.
8. Diapers must be changed in a designated diaper changing area.
9. Women who are or may be pregnant should seek the advice of a physician regarding spa use and should limit their time in the spa.
10. Persons should limit their stay in the spa to fifteen (15) minutes at any one session.
11. No child six years of age or under should use the spa.
12. When lifeguards or attendants are not present the following are required:
  - a) When the spa is used by children twelve years of age or under, a responsible adult eighteen years of age or older shall accompany the children and be at the spa or spa deck at all times the children use the facility.
  - b) When the spa is used by persons thirteen to seventeen years of age, at least two people thirteen years or older must be at the spa at all times the spa is in use.
13. Maximum bather capacity: 15
14. Persons failing to follow these rules are subject to removal from the premises.

## **SPA HOURS**

8:00 A.M. TO 10:00 P.M.

NO GLASS NO PETS

THIS SPA IS FOR THE EXCLUSIVE USE OF WATERSIDE RESIDENTS, GUESTS, and Renters ONLY

Children between the ages of 3 and 12 must be accompanied by a Parent, Grandparent or a legal guardian at all times. Children under 3 are not allowed in the spa area.

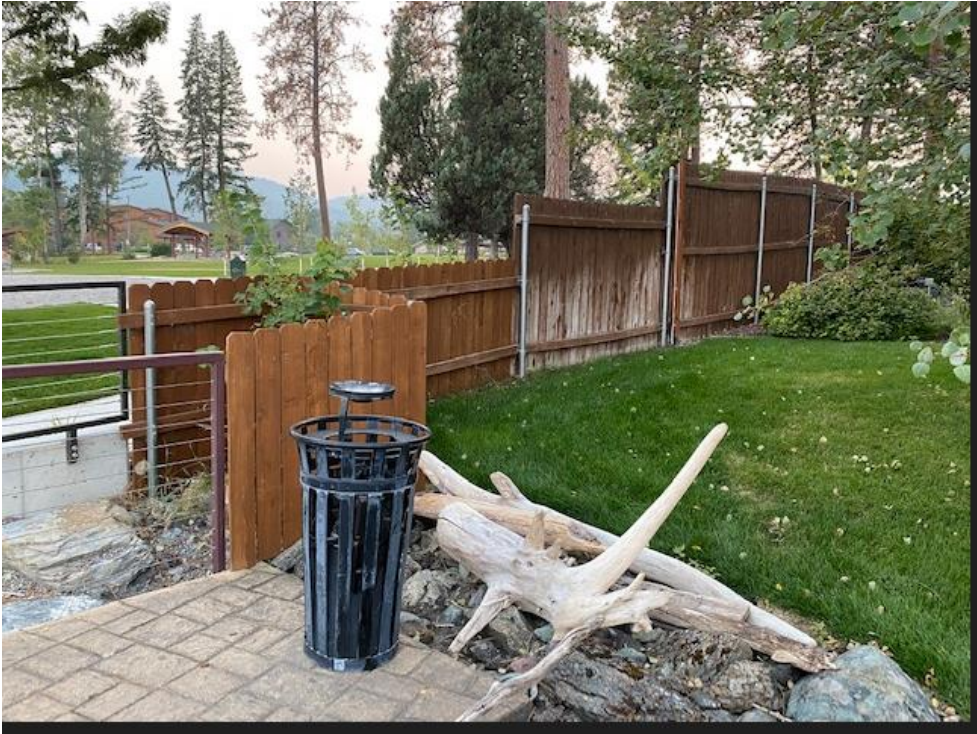
TRESPASSERS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW

Current Security-









#### Physical Spa Assessment-

- Some have expressed concerns regarding how well we are maintaining the spa and point to broken, jets, etc.
- Pool Room/Equipment is considered to be sophisticated/automatic- very effective if used properly
- Electric Heating versus Propane- A few years ago we moved from propane to electric heat to save money- (limits how long we can keep it open)
- We are required to operate the spa within the county guidelines (45 pages of regulations) 104 Degree Minimum
- We are subject to inspections due to rentals, we would have to adhere to all standards but would not be subject to inspections.

- The 15 year budget has \$49K planned for the spa- Pool house, Resurface Spa with tile and coping, rebuild waterfalls, replace heaters and pumps

Human Interaction with Spa- (Owners/Family/Friends, Renters)

- Spa rules are not being followed by all.
- People are using this like a pool
- Young kids are using the spa as a pool, dirty diapers are being caught in the filters
- Glass is being taken into the spa area and being broken in spa
- Length of time in the spa is being abused

Trespassers- All other intruders

- Has increased since the public park has opened- typically 1 per week or 15-20 per season (approximately)
- Police will not make a trip for trespassers in the spa- so if the trespassers will not leave, we have little recourse.
- It is very easy for them to get in the spa- entry is not inhibited for many
- Three entry points-
  - Fence on the public park side
  - Street entrance- walk/drive in
  - Water/Lake/Marina

Current Annual Cost of Operation

Waterside Spa Cost of Operation- 10.20.22												
Year	20	21	22	23	24	25	26	27	28	29	30	
Annual Maintenance	\$ 5,665.00	\$ 3,166.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	
Chemicals	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00	
Electricity		\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	\$ 6,300.00	
General Clean UP ( 1/2 Hours/Wk@\$35)	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	\$ 910.00	
Security	\$ 6,220.00	\$ 7,040.00		\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	
Annual Operations Cost	\$13,995.00	\$18,616.00	\$12,410.00	\$19,210.00	\$19,210.00	\$19,210.00	\$19,210.00	\$19,210.00	\$19,210.00	\$19,210.00	\$19,210.00	
Planned Updates/Investments				\$ 9,000.00				\$ 5,000.00	\$15,000.00	\$20,000.00		
Total	\$13,995.00	\$18,616.00	\$12,410.00	\$28,210.00	\$19,210.00	\$19,210.00	\$19,210.00	\$24,210.00	\$34,210.00	\$39,210.00	\$19,210.00	\$202,680.00
5% Annual Inflation Added	\$13,995.00	\$18,616.00	\$12,410.00	\$29,620.50	\$20,170.50	\$20,170.50	\$20,170.50	\$25,420.50	\$35,920.50	\$41,170.50	\$20,170.50	\$212,814.00
												Average
Per Condo	\$ 215.31	\$ 286.40	\$ 190.92	\$ 455.70	\$ 310.32	\$ 310.32	\$ 310.32	\$ 391.08	\$ 552.62	\$ 633.39	\$ 310.32	\$360.00
Per Week Open	\$ 874.69	\$ 1,163.50	\$ 775.63	\$ 1,851.28	\$ 1,260.66	\$ 1,260.66	\$ 1,260.66	\$ 1,588.78	\$ 2,245.03	\$ 2,573.16	\$ 1,260.66	\$1,464.00
% of Total HOA Dues (\$300,900)	5%	6%	4%	10%	7%	7%	7%	8%	12%	14%	7%	9%
% of Annual Expenses (\$272,000)	5%	7%	5%	11%	7%	7%	7%	9%	13%	15%	7%	10%
Spa Planned Investments			Decking/Couping					Pool House	Rebuild Waterfall	Replace Heaters and Pumps		

Spa Committee Members:

Waterside Spa Committee September '22				
Name	Email	Phone	Phase 2	Description
Candy Faith	<a href="mailto:swtstuf75@hotmail.com">swtstuf75@hotmail.com</a>		Team 1	Secure Spa
Steve Collins	<a href="mailto:Ralston7934@gmail.com">Ralston7934@gmail.com</a>	479-430-0244	Team 1	Secure Spa
KP Dunfee	<a href="mailto:kpdunf@gmail.com">kpdunf@gmail.com</a>	406-250-4671	Team 1	Secure Spa
Linda Dahnke	<a href="mailto:ldahnke@bresnan.net">ldahnke@bresnan.net</a>	406-672-9056	Team 1	Alternate Options
Mari Ilias	<a href="mailto:emilias@msn.com">emilias@msn.com</a>	206-300-3491	Team 2	Rules and Experience
Michelle Dishon	<a href="mailto:mddishon2872@gmail.com">mddishon2872@gmail.com</a>	702-334-2872	Team 2	Rules and Experience
Steve Ellis	<a href="mailto:Radman509@yahoo.com">Radman509@yahoo.com</a>	509-220-6601	Team 2	Rules and Experience
Christine Peterson	<a href="mailto:christinep21@yahoo.ca">christinep21@yahoo.ca</a>	403-608-7858	Team 3	Trespassers
Jordan Silverman	<a href="mailto:pacersr1@aol.com">pacersr1@aol.com</a>	480-518-6997	Team 3	Trespassers
Mark Scherer	<a href="mailto:schererdc@bellsouth.net">schererdc@bellsouth.net</a>	561-758-1655	Team 3	Trespassers
Steve Collins	<a href="mailto:Ralston7934@gmail.com">Ralston7934@gmail.com</a>	479-430-0244	Team 4	Alternate Options
Martin Canell	<a href="mailto:M.canell@outlook.com">M.canell@outlook.com</a>	612-422-3024	Team 4	Alternate Options
Steve Halsey	<a href="mailto:sdhmch@hotmail.com">sdhmch@hotmail.com</a>		Team 4	Alternate Options
			Recommended Team Leaders	

Spa Opinion Poll Results

Responses	34
Keep Spa	31 (91.3%)
Keep with Conditions	2 (5.8%)
No	1 (2.9%)

Top 3 Reasons you want to keep or get rid of Spa-

- Response
  - Enjoy the Spa- 22
  - Beautiful Focal Point of Grounds 13
  - Key Reason I Purchased in Waterside 8

Good for Property Value	21
Honorable Mentions	
Ability to Socialize/Meet People	2
Attractive for Renters	2
Trespassers/Abuse	1
Costs/Noise	1

### Top 3 Things To Improve Spa Experience

Keep up with Maintenance/Ongoing	3
Better Security of Spa	18
<ul style="list-style-type: none"> <li>• Install Loud Siren</li> <li>• Better Lighting</li> <li>• Change Code Regularly</li> <li>• Issue Each Condo a Code/Key Fob</li> <li>• Cover Spa Nightly</li> <li>• Spikes on Top of Fencing</li> <li>• Auto Turn Off at 10pm</li> </ul>	
Keep Open Longer	7
Enforce Rules	3
Stronger Kids Rules	4
Improve Equipment/More Of	3
Hire Security	1
No Renters	1

### Top 3 Things to Replace Spa

Spool	3
Community Space	13
Garden Waterfall	
Seating Area	
Fire Pit	
Covered Seating Area	
Game Area	
Covered Gazebo	
Fountain	1
Replace with 2 Above Ground Spas	1

**Market Place Comparisons-** Waterside is well situated versus the market and like condominiums. The comparison does point out how important it is to have a water amenity to maintain our competitiveness and property values.

Waterside Competitive Landscape Overview														website									
Flathead Lake Condos	Location	# Uni	HOA Dues (some info based on MLS data)	Secure Entrance Y or N	Y- How	Distance to Shopping, etc.	On the Lake Y or N	Boatslip	Amenities- Insert Security if Applicable										Misc.	Website			
									Fitness Center	Pool	Hot Tub	Community Center /Clubhouse	Courtyard	Fire Pit	Grills	Docks	Swim Platform	Other					
Waterside	Lakeside	65	\$4560/Annually	N		1 Block	Y	shared	x		x										Hot tub also has cameras and motion sensed lights Security Company- ???	<a href="http://watersidemt.com/">http://watersidemt.com/</a>	
Adams Street (Coop)	Lakeside	14	\$3900/Annually					individual		x													
Cherry Hill Yaght Club	Lakeside	48	\$3000/Annually (+/-)	N		1.2 miles	Y/N	individual				x	x								tennis courts, pickleball courts, storage	requires proof of insurance for all watercraft	<a href="https://www.cherryhillhoa.com/">https://www.cherryhillhoa.com/</a>
Big Fork Harbor Condos	Sunset Point	78	\$4800/Annually (+/-)	N		.5 miles	Y	individual	x	x		x	x										<a href="https://bigforkharborhoa.com/">https://bigforkharborhoa.com/</a>
Terraces	Somers	16	1000 base + \$3000 annual	N		4.5 miles	Y	individual	x														
Lake Pointe (Eagle Bend luxury homes)	Big Fork		\$1300/Annually	Y	gate	2.1 miles	Y/N															CCRs strictly enforced, must enforce all; homes not condos	<a href="http://www.lakepointebigfork.com/">http://www.lakepointebigfork.com/</a>
Marina Cay Estates	Big Fork	22	\$2000 annual	N		.3 miles	N	shared		x	x												
Marina Cay HOA	Big Fork			N		.4 miles																More like a hotel	
Marina Cay - (Community Property) Pool, Hot Tub, Tiki Bar, Docks	Big Fork			N		.4 miles																separate ownership	
Whitefish Condos																							
Whitefish Lake Lodge	Whitefish			Y			Y			x	x											access amenities at "The Lodge" adjacent	
Mountain Harbor	Whitefish			Y/N																		lake access via community area	

**Options Vetted by Committee-**

Keep the Spa-

- Better Secure Spa from Trespassers and improve overall experience.
  - Replace Locks to Upgraded Locks (Enter and track 100's of codes)
  - Provide each owner with two codes; Personal Code and Guest/Renter Code
  - Secure inside handle to avoid reaching around.
  - Remove code access to gate facing building two and replace with key lock for maintenance only
  - Install "spikes" on top of the railing around spa to deter climbing the fence- Post warning signs to avoid legal action
  - Evaluate improved lighting, motion cameras and sirens vs spa cover.
  - What would happen if we removed all security- and secured our overall complex- Marina, Street, Sides?
- Reestablish Rules
  - Age Usage- set new rules
  - Clarify the Rules, Reeducate All Owners and ask for community engagement.
  - Create a incident tracking and communication plan to continuously improve as a community.
- Improve Experience
  - Evaluate Spool versus Spa- Pool heated up to 85-90 degrees.

- Research Length of season
- Determine issues with upkeep and maintenance
- Evaluate current spa amenities- chairs
- Trespassers-
  - How to avoid letting trespassers into the spa-
  - How to identify they are trespassers during open hours.
  - As a community how can we formulate a neighborhood watch approach for the entire property with emphasis on spa?
  - How to handle trespassers, what to say and do, how to not escalate issues
  - How to report trespassers and how to deter trespassers ongoing (post pictures on website, post on Lakeside community website, post on county police website)
- Replace Spa
  - Sketch out options
  - What can we do and NOT obscure any one's view from any condo.
  - What would be pros and cons of each idea- costs, etc.