



Waterside COA Board of Directors Meeting Minutes

Property Manager: David Roberts
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6-29-2023 Board Meeting

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

COA Property Manager: David Roberts, Western Mountains Property Management

Summary of Discussion

Meeting was convened June 29, 2023 at 5 pm via Zoom.

The purpose of the meeting was to review year-to-date financials and reserve position, discuss status of the spa (and property) security project, discuss maintenance issues, begin planning for the August 12 Annual Meeting and other business as necessary.

Financials and Reserve Position

Year-to-date spending has been below budget due to lower liability insurance premiums, lower spa costs (due to late opening) and lower repairs & maintenance. Some of these costs will be realized in the second half of the year, but generally it appears that operating spending will be within budget this year.

Things are not as good for the reserve position. Because of higher painting costs, the propane tank valve replacement project and a budgeted lower contribution to reserves, the current reserves are less than anticipated at the beginning of the year. Major projects going forward include painting the last building, Building 3, and fixing a rotted major beam on the front of Building 3. The Property Manager is working to define the costs of fixing the beam, and with the Board getting more definition of longer term costs such as staining the exterior wood and roofing. The Board will evaluate alternatives going forward to maintain adequate reserves including deferring non-critical projects and raising association dues.

Spa (and property) Security

Steve Collins, who headed the spa committee, has been working with the Board and Property Manager to advance the spa committee's recommendations for securing the spa. We are currently awaiting competitive bids to install two-way communication monitored cameras at the spa, the park fence and perhaps other locations. We are also pursuing the smart-lock for the spa. If a decision is made to install the smart lock, the Board would like to see financial penalties associated with after-hours use by any owners or renters, according to the existing By-laws. We have not been able to find anyone yet to give us a bid on better securing the fence around the spa as yet.

The Board also decided to install soon one or two inexpensive Ring cameras at the spa and possibly the park fence, using wifi from owners close to those locations. This is a low-cost experiment to see how these cameras work in an actual environment that we're trying to secure.

In the meantime, a nightly security guard will start July 1 and be here every night until Labor Day, from 10 pm to 6 am. This is not regarded as a long-term solution unless the owners indicate that is a preferred solution over the physical security enhancements. The guard will be focusing on the spa and the park fence areas, but also keeping an eye on the whole property. As a reminder, spa hours are from 8 am to 10 pm daily.

Annual Meeting

The Annual Meeting is scheduled for Saturday August 12 at 10:00 am, preceded by coffee and breakfast items at 9 am, all at the Lakeside QRU. The Board considered a request to move the meeting to July so those that are not here in August could attend, but decided it's too late this year to be able to change it. The Board will certainly consider that going forward.

Annual Meeting materials will be mailed (and emailed) to all owners around a month in advance of the meeting. Of note this year is that there will be 3 board positions up for election, as the two-year terms of those positions are expiring. Two of the three incumbents are not planning to run again, so other owners are invited to consider serving on the Board. We'd like to put out a ballot prior to the Annual Meeting with the names of those interested in running, and a bio (not more than a page) with a brief background and explanation of why you would like to serve on the Board. Please send this indication of interest soon to Jack (jenk215@gmail.com) and David (droberts@westernmountains.com).

Other Items

Kayak/Paddleboard Storage – The Board is looking into adding more racks for kayak/paddleboard storage near the lake, as too many are ending up on the lawn overnight.

Birds – seagulls on the docks and Building 4 have been a particular problem this year. The Board and Property Manager are working on possible abatement measures.

Dogs – the Board wants to remind all residents that dogs in the common area must be on a leash, and that the lawn cannot be used for a doggie litter. Repeat offenders will be subject to fines pursuant to the current By-laws.

Meeting adjourned @ 7:00PM