

Waterside Board Meeting Notes August 17, 2023

Zoom Attendees: Jack Jenkins-President, Dave Roberts-Property Manager, Steve Halsey- Vice President , Todd Murphy-Board Member, Lenni Canell-Treasurer, Michelle Dishon-Secretary

Action Items

- Quarterly Newsletter to begin promptly.
- Beam in building 3 as top priority
- Contact Ken who stains condo wood to make sure a sealant/protectant is in the stain and to firm up estimated costs.
- Follow up with Steve L. to address previous "To Do" items in progress.
- Martin Canell and Steve Collins to contact Spectrum Wi-fi for install information.
- Navy blue umbrella for lawn chairs was damaged in wind and needs to be replaced.

Summary of Discussion

1. Communication. The board would like to set up a frequent communication newsletter for homeowners. Items included may be contractors for inside condo maintenance, upcoming events, reminder of rules, safety issues, etc. Michelle Dishon, with input from the board members, will create this newsletter. Making sure all owners are being reached will be the first priority.
2. Exterior Beam in building 3. Dave Roberts has been in contact with Mark C. the original builder of Waterside Condos. Zach Smith from A to Z Engineering will be coming to look at the site and give his professional opinion. Three condo owners are ready to be involved with the process if needed (Bob Goad, Trevor Dishon, Mike Hansen).
3. Reserves. There may be an HOA dues increase in 2024. Several large cost items are coming our way including the beam fix, painting and staining, and possible roof replacement. In order to not deplete the reserves, the painting of building 3 will be put on hold until we know the future cost of the beam repair. Board will need to discuss how much of an increase we can allow and check bylaws. Lenni and Jack will begin working on the Reserve Spreadsheet together.
4. Security. Guard during the summer was well received at the meeting. Possibly shortening the daily time we have the security guard can help cut back expenses for the future. Building 2 has limited lighting and this needs to be addressed. Waterside is currently using Ring Doorbell technology for monitoring. A site wide

fully monitored camera system was offered as a security option and a bid of roughly \$12,000 was submitted to Steve Collins. Wi-Fi would need to be installed as well and Martin and Steve Collins will be looking into these options. The Board will continue to discuss security and what path we need to take moving forward.

5. Paddle boards. Paddle boards on storage racks will have owner's last name and unit number written on them.

Meeting adjourned at 10:05 a.m.