

## Waterside HOA Board of Directors Meeting Minutes

### September 15, 2023

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

10:00 a.m.

### Action Items before Winter

- Beam in building 3 as top priority- Site Visit date to be determined and scheduled for last week of Sept. Insurance claim has been opened. Get Farmers insurance (Julie Phillips) to email written approval for moving forward with our investigation.
- Contact Ken (Todd may have a guy if Ken isn't avail) who can stain the condo wood. Treat wood beams with a sealant/protectant; Specifically, the south side of building 4.
- Follow up with Steve L. to address previous "To Do" items in progress including building 2 roof/gutter. Materials may have already been purchased.
- Schedule with NW Gutters/Carson Brown to have all gutters cleaned and repaired. Board approved bid for \$8150. Current areas of concern are roof downspouts at building 2 (202,203,204), building 2 over the garage area, and building 3 stairwell has a roof leak (If NW Gutters doesn't do this then we may need another to fix).
- Todd and Lenni to meet with Kurt to go over sidewalk/marina cracks and cracks at the bottom of the stairs in building 2.
- Check for gas leak at regulator in building 2-103.
- Fire extinguishers in all buildings to be checked.
- Kurt to check about holes near the sinking steps that lead down to the water and floating dock. Maintenance crew can fill in with rocks, topsoil, and grass.



## Summary of Discussion

1. Exterior Beam in building 3. Dave Roberts has been in contact with all involved including Farmers Insurance. We are currently waiting for Denver architects to set a date for a site visit.
2. Security. We are still getting bids and discussing site security. 2 proposals have been presented.
3. Maintenance. We discussed maintenance items and put high priority items into the action category above. These are items that should get done before winter to prevent further damage in these specific areas. We outlined Angie/Malcolm's roles for clarification to see if they can help with any action items.
4. Financials. A cost increase was noted under the Contract Labor category. The security guard was the contributing factor for the monetary increase. HOA dues may need to be increased in January. Board will visit and review the Operational Budget to determine.

Meeting adjourned at 11:30 a.m.