

Waterside HOA Board of Directors Meeting Minutes

October 6, 2023

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

11:00 a.m.

Summary of Discussion

1. Exterior Beam in building 3. Denver architects were on site to review beam and assess how the beam has deteriorated and how it will be fixed. Alex and his team will have more information on Oct. 16th, followed by a financial update on November 7. A structural fix and a cost for the fix will be provided for the board (Trevor Dishon was also in zoom attendance for this portion of the meeting). We need to get an updated bid and date from Mark to tear down Steve's wall and install the temporary support posts in units 101,103,203, and 105. Dave will let those home owners affected by these supports know when the supports will be installed.
2. Maintenance. Gutters were cleaned in all 4 buildings. NW Gutters needs to be called to come clean dirt and mud left behind. Angie may have to powerwash the remaining debris. We are waiting on a bid from Ken to stain/seal beams in building 2. Nate will be working on the crack at the steps and around the sidewalks that are all throughout the property. Fire extinguishers on property have been inspected. Elevator in building 3 needs a state required test to be completed by Ottis Elevator. The holes at the concrete steps will be filled in once the water level is down.
3. Policy needed for AC units. We discussed AC units and how any replacements in the future will need a site wide policy on placement and installation of these units. Can compressors be placed in common areas? Will exterior piping be allowed on buildings? We will discuss at the upcoming meetings. An updated bylaw will most likely need to be written.
4. Financials. Building 3 beam, general inflation, increased costs for replacing the propane system valves, building paint increase, and increased cost for building staining/sealing has led the board and property management to decide HOA dues will need to be raised in January. The Board will visit and review the Operational Budget to determine how much of an increase will be needed.

Meeting adjourned at 12:40 a.m.

Waterside
AT FLATHEAD LAKE
ON THE SHORE