

Waterside HOA Board of Directors Meeting Minutes

May 28, 2024

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

5:00 p.m.

Action Items

- Beam in building 3 still top priority- Contractor and Architect are working on a revised plan to save money. We need to call tomorrow 5-29-24 to follow up.
- Kelson with Hagestead Painting will be staining buildings 1, 2, and 4 starting the week of June 10th.
- Blue umbrella to be replaced as it was bent in storm last fall.
- Elevator in building 3 will need a significant upgrade soon. The control board needs to be replaced. This will be around \$20,000 which building 3 tenants will be responsible for.
- We will follow up with lawyer on building 3 insurance claim.
- Take care of mold/algae at the rock structures at the base of the columns.
- Call Brian with Glacier Docks.
- Light bulbs in stair wells and hallways in building 4, and north end of building 3 to be replaced.

Summary of Discussion

1. Exterior Beam in building 3.
2. Building 3 elevator. This will need to have the control board replaced. Hoping we can keep using it for a while, so we don't have to fix this yet. Dave will get elevator records for building 3.
3. Maintenance. Leaves from dumpster near building 3, mold/algae at rock areas where wood columns are located at each building. We will have someone out to get this sprayed and gone before staining. Blue umbrella to be replaced. The staining of buildings 1,2, and 4 will take about 6 weeks to complete.
4. Propane. Propane meters are professionally read each month. Then each tenant is assessed accordingly. 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.
5. Electric cars, ADA Requirements, sign on south wall by docks. Signs to say "No park access" is an additional expense. That's what the fence is there for. It means no park access.
6. Spa tiles. Tiles will be fixed Friday
7. Swim Dock. Brian at Glacier docks to get swim dock out.
8. 2-201 has water leak in exterior entry porch area.

Meeting adjourned at 5:38 p.m.