



Western Mountains Property Management
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Waterside COA Meeting Minutes

Dec 12, 2024

Board Attendees: Jack Jenkins-Chairman, Steve Halsey-Vice Chairman, Todd Murphy-Board Member, Lenni Canell-Treasurer, Michelle Dishon-Secretary

Lindsay Freitas-COA Property Manager, Western Mountains Property Management

December 12, 2024

Today, the Waterside COA Board met with Lindsay Freitas for our first ALL-RESIDENT online zoom meeting. Present were Jack Jenkins, Todd Murphy, Steve Halsey, Lenni Canell, Michelle Dishon, and Lindsay Freitas, Dave Roberts, and Dawn Owens. Agenda is below. Approximately 25 owners were on the call. Meeting can be viewed at <https://watersidemt.com/news/>

Meeting started 5:00 p.m

1. Current Financial Status
2. 2025 Operating Budget
3. 2025 and Beyond Reserve Plan. Docks will need substantial work soon.
4. Building 3 Repair Updates - Financing Options, Schedule. Trevor Dishon gave an overview of the problems, updates, construction fixes for the building.
5. Special Assessment- Several options for this were discussed including financing options. Call insurance for each individual unit to see if any special assessment coverage is available.
6. Maintenance - Priorities, Staffing, Necessary Contractors. Spa is in need of new tiles. We need to get bids for this. Roofing bids
7. Consider Increase in Building 3 Dues for Elevator maintenance. Send email to building 3 for an increase in dues.
8. Approve Opening Additional High-Interest Stockman Bank Account. The board approved the opening of a new account. Check signers for this account will be Jack Jenkins, Lenni Canell, and Steve Halsey.

Meeting ended 6:48 p.m.