

Waterside COA Meeting Minutes

January 15, 2025

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

Western Mountains Property Management. Lindsay Freitas-COA Property Manager, Dawn Owens, Dave Roberts,

Agenda is below. Approximately 22 owners were on the call. Meeting can be viewed at <https://watersidemt.com/news/>

Meeting started 5:00 p.m

-Building 3 Special Assessment collection status

The special assessment has collected full payment from 40 residents. 11 have partially paid and 14 we have not heard from. We have collected about \$1,280,000 so far. Property management to send emails to the 14 we haven't heard from. Building 3 is moving along on time and on budget.

-2025 Budget

We discussed ways to cut back on spending (security, flowers, etc). Operating expenses are low. Jake to do a spa check and let us know what we need to do. We discussed the docks and also about getting a bid on the dock rebuilds. How much longer do the docks have left? Should we increase monthly fees to cover our operating expenses? Board to send out a survey for owner input.

Flower budget to be only \$7500. Board to get with flower growers on placement. We also need to watch the flower placement and water dripping on the beams as some of the locations were damaging the beams.

-Building 3 Progress Report. Board will send owners the status update when we get it.

-Criteria for snow removal

Sidewalks need to be shoveled. What amount of snow will trigger the snow plowing? 2" of snow for plowing streets and all walks shoveled by maintenance with a 1" trigger is what the board decided. Maintenance will salt areas by garages to keep ice melting. We need to use the parking spots for snow piles if snow gets excessive.

-Outstanding maintenance items

Snow removal, spa, roof leaks, beams with water damage

Meeting ended 6:13 p.m.