



Western Mountains Property Management  
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## Waterside COA Meeting Minutes

**May 21, 2025**

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

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

Agenda is below. Approximately 15 participants were on the call. Meeting can be viewed at <https://watersidemt.com/news/>

Meeting started 5:00 p.m

### Current Financial Status

The board discussed the current financial status, highlighting a need for a potential dues increase to address operating and reserve fund deficits. Jack presented scenarios for increasing monthly dues to \$600 or \$700, explaining the projected reserve build-up over 10 years. Owner feedback was mixed from the 35 who responded, with about two-thirds favoring a \$100 increase, and 1/3 of those who voted favored a \$200 increase. The board also discussed the option of transferring excess Building 3 budget funds to reserves. This would require a vote from the owners. Most owners opposed a 1% transaction fee on property sales. The group also discussed controlling expenses through competitive bidding and reducing non-essential costs like flowers and security services, with the property management clarifying that projects over \$5,000 and lasting more than 5 years would come from reserves.

### Approval of Dues Increase

The board decided to make a final decision on the dues increase at the current meeting, with Jack expressing sensitivity to recent dues increases and special assessments. The \$700 a month dues increase was voted down and instead the board approved a \$600 a month increase. This increase was passed and will go into effect July 1, 2025.

### Building 3 Project

The board discussed several construction updates, including Building 3's progress which is ahead of schedule with a forecasted completion by June 24th and potential budget savings. They agreed to proceed with painting the remaining sides of Building 3, which will increase the construction budget by approximately \$51,000.

### Other projects

The board discussed expanding the marina with a new dock that could accommodate possibly 12 boat slips, at an estimated cost of \$117,000. Kirk from Dock Masters reported receiving verbal approval from the new planning director for the project and emphasized the need to move the swim platform further north. Steve suggested considering a separate area for paddle board and kayak launches after the main dock expansion is complete. The board noted concerns about ADA access to docks that need addressing. A dock committee is being formed and will meet to discuss the additional docks.

Building 3 owners will be fixing the \$15,600 elevator repair to re-pack and re-seal the elevator hydraulic jacks.



### Security contract

The board approved a security guard contract for \$9,870 to cover July 1st through August 15th, with guards working 10pm to 4am daily.

### Annual Meeting

The Waterside annual meeting will be Thursday, July 24th from 4pm to 6pm, followed by refreshments. The location will be Lakeside QRU at 201 Bills Rd, Lakeside, MT. More information on that will be sent in a few weeks.

Meeting ended a little after 6:00 p.m.