



Western Mountains Property Management
Property Manager: Lindsay Freitas
33 Hunter Circle, Ste 1 / Kalispell, MT 59901
Ph: 406.457.1302
Email: lindsay@westernmountains.com

Waterside COA Meeting Minutes

June 18, 2025

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

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

Agenda is below. Approximately 11 participants were on the call.

Meeting started 5:00 p.m

Annual Meeting Discussion

The annual meeting will be July 24th from 4-6 p.m. at the QRU building in Lakeside. After the meeting we will have a potluck in the courtyard.

Current Financials/Operating Budget

Jack reported that the organization's financial status has improved slightly, with approximately \$35,000 in reserves after spending \$15,000 on spa repairs and \$12,000 on roof repairs. He noted that the operating account has less than \$5,000. Jack suggested reconsidering the allocation of the \$100 monthly dues increase, currently split between reserves and operating budget, due to ongoing operating deficits. He proposed working with Dave and Lindsey to determine the appropriate operating budget for the second half of the year. Jack also outlined the planned reserve spending for the year, including \$32,000 for spa work, \$20,000 for security, \$25,000 for fire protection system updates, and \$6,500 for parking area resurfacing, totaling nearly \$100,000.

Building 3 Renovation Progress Update

The board discussed the status of Building 3 renovation and that Hammerquist contractors are making progress on deck protective surfaces, handrails, and carpentry work, but they are a little behind schedule. The project is running under budget, with only about half of the allocated funds spent through May, and the board will discuss how to handle the potential surplus at the annual meeting.

Facility Maintenance and Repairs Update

The team discussed ongoing maintenance issues, including a new heater installation that had some initial glitches but was now functioning properly after breaker issues were resolved. They reviewed progress on roof repairs across multiple buildings, with work continuing on building 4 where a gutter leak needed fixing and a valley needed rebuilding. The team also addressed a new fire sprinkler leak in building 3, which was attributed to copper pipes reacting with chemical agents, and confirmed that building 3's elevator repairs were completed successfully. Additionally, they noted that a downspout between two buildings was leaking and would be addressed by the gutter contractor coming the following week.



Dock Project Planning Discussion

The board discussed a potential new dock project, with Michelle reporting that a committee of 15 members has been formed but little progress has been made beyond initial estimates of \$130,000 for 10-12 slips. Jack raised concerns about funding, ownership, and the impact on the swimming area, which would need to be relocated northward. Others expressed concerns about property value impacts and the need for more detailed planning, including speaking with additional dock builders and creating a rough sketch of the proposed dock layout.

Board Survey

The board discussed several recommendations from Steve Collins' survey on ways of working, which had a 37% owner participation rate. They agreed to maintain the current board size of five members rather than increasing it, and decided against implementing owner votes but rather take owner input/feedback on major financial decisions, annual budgets, or changes to dues and assessments. The board also agreed to support a process for raising opportunities and issues to the property manager and committees, noting that a web-based tool has been implemented but needs better administration.

Property Maintenance and Communication Updates

The board discussed several maintenance issues, including trimming the bushes around buildings, garbage enclosure clutter, and peeling paint on carports. Property Management confirmed that summer pruning would begin on Monday, while Michelle agreed to follow up with Hagestad about painting the buildings. Steve D. raised concerns about the appearance of the property, particularly the overgrown foliage in the corridor between buildings.

Owner Input

The board discussed several property maintenance issues, including painting touch-ups for carports and garages, and the need to update boat slip assignments. Lefty raised concerns about upcoming power outages scheduled by Flathead Electric and suggested setting aside funds from Building 3 for future repairs. The board also discussed ADA compliance for docks and swimming areas, with property management noting that the current dock is ADA compliant while the swim area is not. Jack mentioned that three board positions will be open for the upcoming year, with current members Steve, Michelle, and Lenni indicating they will run again.

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