

## **Waterside COA Meeting Minutes**

**April 15, 2026**

**Board Attendees: Jack Jenkins-Chairman, Michelle Dishon-Vice Chairman, Lindsey Maffet-secretary, Christine Petersen-Treasurer, Steve Halsey, Board Member**

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

Agenda is below.

Meeting started 12:00 p.m

### **Quick recap**

The Waterside board meeting focused on financial updates and ongoing maintenance projects. The board reviewed financial reports showing operating fund expenditure of \$57,000 against a budget of \$83,000 for January through March, with special assessments significantly impacting revenue and reserves. Key maintenance updates included plans for swim platform installation, fire suppression system repairs scheduled for June 8-11, beam cap replacements starting in early May, and fence repairs. The board discussed painting bids totaling \$108,000 for metalwork across multiple buildings, with plans to compare costs from different contractors. They also addressed challenges with dock repairs, noting that the outer dock requires significant work due to rotten support beams, and decided to seek professional bids from dock companies for potential replacement in the future. The conversation ended with confirmation of the next board meeting on May 20th and the annual meeting scheduled for July 16th.

### **Next Steps**

- Western: Contact dock companies (McCrumb and the other reputable company) to get proposals and cost estimates for dock replacement (wood and Trex/steel options), and begin the process of getting in line for future work.
- Western: Email pictures of the back side of the fence to Chris and others as discussed and discuss with neighbor.
- Western: Obtain and distribute quotes from Elite Fire Protection for additional fire suppression system repairs by building, expected by Friday.
- Western: Communicate to owners (via email) the protocol for checking units for leaks during/after fire suppression system recharge/repairs (June 8-11), and offer to check units for owners who cannot do so themselves.
- Western: Re-send the missing painting bid to board members.
- Western: Await and review additional painting bids from Hagstead and Tamarack, then summarize options for

the board.

- Chris: Oversee Quentin starting removal of dead bushes on April 17 (weekends), and ensure completion.
- Western: Coordinate with beam cap installer and bug hunters for timing of beam cap installation and web removal (target: first/second week of May).
- Western: Notify owners in advance of parking lot crack sealing and power washing (mid/late May, weather dependent) and coordinate access/closures.
- Western: Begin planning for marina/dock replacement project, including scoping work, obtaining bids, and considering permit timelines.
- Western: Add annual and next board meeting dates to schedule and confirm with relevant parties.

## Summary

- The meeting focused on financial updates and building maintenance. Lindsay presented financial data showing operating fund expenditures of \$57,000 through March against a budget of \$83,000, with special assessments significantly impacting revenue and reserves. The reserve position improved significantly to nearly \$220,000. The board discussed that while expenses appeared lower due to low snow removal costs, revenue was higher due to special assessments being booked even though not all payments had been received. The meeting also touched on an elevator issue that had been resolved and upcoming discussions about a swim platform installation for summer.
- Fire System Repair Updates  
Western reported that water system repairs are scheduled for June 8-11, with equipment installation expected in 30-45 days. The fire protection system inspection revealed additional necessary repairs for code compliance, with quotes to be provided separately from the current repairs. The additional repairs will be on top of the previously approved \$29,000 work, and Western noted that while recharging the system might cause small leaks, owners should monitor for any issues.
- Fire Sprinkler System Inspection Planning  
The team discussed potential sprinkler system leaks that could occur after recharging, with Western explaining that increased pressure might cause slow leaks. Western confirmed that inspection costs total around \$3,200, including \$1,500 for the inspection itself and additional costs for system checks and repairs. The group also discussed their experience with different fire protection companies, noting that Elite Fire Protection provides better service than their alternative provider in Big Fork. Finally, they confirmed the selection of a brown color palette to match the beams for beam caps.
- Western Maintenance Projects Updates  
Western provided updates on several maintenance projects, including the beam caps estimated for

completion in early May, with bug hunters allowed to use the lift before or after installation. The parking lot crack sealing is scheduled to start mid-May weather permitting, while power washing is set for May 11th. Western also discussed fence repairs, noting significant damage on the back side that requires attention, though no communication with neighbors has occurred yet regarding the work. The team is also working on gutter repairs with EY and Nexus.

- Metal Painting Project Budget Review

Western presented metal painting bids totaling \$108,000 for multiple buildings, noting that this was below the budgeted \$125,000 but expected other bids to be 25-35% lower. The team discussed challenges including the need to paint around residents and potential issues with rusted metal requiring replacement rather than just painting.

- Dredging-Western reported that lake levels are too high to remove rocks this year, making the planned lake dredging project impossible for the current season.

- Marina Maintenance and Improvement Projects

The board discussed several maintenance and improvement projects. They confirmed that Quentin will remove dead bushes starting May 17th for \$1,500, which includes haul-away services. The group addressed concerns about the fire sprinkler system repair scheduled for June 8-11, with Western agreeing to establish a protocol for handling any leaks that might occur during that time. Regarding the marina docks, the board determined they need to start planning for comprehensive replacement within the next year, as the current wooden structure is deteriorating and will require either wood replacement or more durable steel/tracks system. Western will contact dock companies to obtain proposals for the replacement work, which is expected to cost around \$400,000-430,000 for a similar-sized marina.

End of meeting