

Waterside COA Meeting Minutes

June 17, 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

Meeting started 12:00 p.m

Quick recap

The Waterside HOA board meeting focused on reviewing May financials and discussing ongoing maintenance projects. Western presented the financial report showing total income of \$453,196 against a budgeted amount of \$459,384, with net income of \$293,647, while expenses were running below normal due to seasonal factors. The board discussed upcoming reserve expenses including fire suppression repairs and bug treatment scheduled for June 23rd, with unit owners needing to remove utensils from decks during treatment. They reviewed no-wake buoys that were ordered but received incorrect stickers, deciding to place one buoy 100 feet from the north property line at \$369.97 each. The board also addressed painting bids with Tamarack being the best price, planning to start in early September, and tree removal bids with L&M Tree Services recommended for removing two dead trees behind Building 3. Additional topics included concrete sidewalk repairs needed due to trip hazards, marina condition assessments, and preparations for the upcoming annual meeting on July 16th where two board seats will be up for election.

Next steps

Lefty (Steve)

1. Regenerate interest and pursue no-wake zone with county

Michelle

1. Organize social event for afternoon of July 16 annual meeting
2. Meet with painting bidder on Thursday at 11:30

Steve

1. Take picture of tree between Building 1 and 4 for Western to get bid from tree service

Western

1. Follow up with trash company to confirm when twice-weekly service starts and ensure billing is correct
2. Send out notice for annual meeting and request for board candidate interest/bios by June 25
3. Coordinate with Bug Hunters to provide advance notice (when possible) of spraying schedule to owners
4. Get bids from Mike Hansen for buoy installation, and check with barge owner about possible installation
5. Send out bid for sidewalk lifting to board
6. Find out from contact who did sidewalks in Big Fork about concrete work
7. Reschedule meeting with Brightwater Marine for marina assessment
8. Have Will ask Chris about spa code
9. Send out annual meeting packet including candidate bios and ballots around July 1
10. Contact Bug Hunters about advance notice timing for spraying
11. Send out email about Bug Hunters spraying on June 23 with instructions about deck items
12. Contact Trees for Life to schedule tree removal for this week or next



May Financials and Building Updates

Western presented the May financials showing total income of \$453,196 against a budgeted amount of \$459,384, with net income of \$293,647.37. Jack inquired about a \$17,000 building repairs line item, which Western explained was for gym door repairs and beam caps. The team discussed how current low expenses were likely seasonal, with Chris noting that upcoming expenses including seal coating and fire suppression repairs would soon increase the reserve fund usage. Western also announced that bug hunters were scheduled for June 23rd to treat non-deck areas, with residents asked to remove utensils and not use decks during treatment.

Pest Control and Maintenance Updates

The group discussed a planned pest control treatment and spider web removal scheduled for July, which will cost approximately \$3,500 and involve treating all building sides except balconies. Western reported that no residents have missed payments on the special assessment, with only two people making partial payments. The fire suppression system repairs were confirmed to be proceeding as scheduled, with specific unit 103 in Building 3 being repaired and residents notified about checking for leaks after repairs.

Buoy Discussion

They reviewed no-wake buoys that were ordered but received incorrect stickers, with Western noting the cost at approximately \$369.97 per buoy. Western explained that installing the buoys would be difficult and expensive, potentially costing around \$1,000 due to the weight of the 5-gallon buckets and the complexity of mixing and transporting the materials. The group agreed to have Western contact Brian about the installation, while Michelle would ask Mike Hansen, and Lindsey would reach out to other potential contractors, with a goal of getting cost estimates by Monday.

Maintenance and Painting Planning Updates

Western updated the team on several maintenance items including new flags that received positive feedback and an upcoming state inspection for the hot tub scheduled for next week with Will. The team discussed painting contractor options, with Tamarack being the best price among the two bids received so far, and Michelle confirmed they would get a third bid from a contractor on Thursday at 11:30. The group considered timing for both painting and gutter work, with September being the preferred start date for painting to avoid summer disruption, though there were concerns about scheduling conflicts with the gutter work.

Project Scheduling and Contractor Reviews

The team discussed scheduling challenges for gutter and painting work, with Jack noting that if gutters need attention first, painting might not be possible this fall due to weather constraints. They reviewed tree removal bids, with L&M Tree Services and Trees for Life both quoting \$750 for removing two dead trees, while L&M quoted \$1,000 for a third tree trimming. Western emphasized the importance of using licensed and insured contractors to avoid personal liability risks, and mentioned that a marina contractor meeting was postponed due to weather but would be rescheduled for the following week.

Property Maintenance and Board Updates

The board discussed several property maintenance issues including trip hazards on sidewalks that need repair, with Lindsey confirming she has obtained estimates for both injection repair and new concrete pouring options. The group decided to cancel the July 15th board meeting since the annual meeting is scheduled for July 16th, and agreed to organize a social gathering in the afternoon instead of serving coffee and pastries before the morning meeting. The board reviewed plans for the annual meeting on July 16th, including the election process where they will collect nominations of interest by July 25th and send out ballots with the meeting packet, though they decided to continue with in-person voting rather



than implementing online voting this year. Additional topics covered included bug spraying notifications, gutter installation plans, and updates on tree removal work scheduled for later in the week.

The team discussed issues with the spa code panel, where Western suggested getting a new panel for under \$500 due to difficulty reading the current one. Dawn confirmed they have the master code and can change it to use numbers on the left or right side. The group also addressed concerns about trash service, confirming it's currently only on Tuesdays and hasn't been increased to two days per week yet. Lindsey M raised questions about the timing of gutter and painting work, emphasizing the need to start before winter and clarify the project sequence with contractors.

Owner Feedback

Lakeside no wake zone, notify owners of bug spraying.

Meeting Ended 1:07 p.m.