

Waterside COA Annual Meeting Minutes

Date: July 16, 2026

Board Attendees: Jack Jenkins, Chairman; Michelle Dishon, Vice Chairman; Lindsey Maffet, Secretary; Christine Petersen, Treasurer; Steve Halsey, Board Member.

Management and Finance Attendees: Lindsay Freitas, COA Property Manager; Dave Roberts, COA Property Manager; Dawn Owens, Finance, via Zoom; Western Mountains Property Management.

Call to Order and Attendance

- Quorum was established.
- The 2025 meeting minutes were approved.
- The meeting was called to order at 10:05 a.m.
- Approximately 52 participants attended in person, by Zoom, and by proxy.

Waterside Progress and Updates

- The year in review included the successful renovation of Building 3, resolution of water and drainage issues near Building 2, removal of the pond, and installation of improved drainage for the property.
- Additional support was added to the Building 2 deck foundations, and metal beam caps were installed on exposed beams throughout the property.
- The Board decided not to hire security guards this year and will seek owner feedback after the summer season.

Gutter Replacement

- The Board approved updates, installation, and replacement of gutters and downspouts due to leaking seams and the risk of water damage to wood beams and roof areas.
- New downspouts will direct water away from building foundations, while garage fascia repairs and garage gutter installation will be deferred at this time.
- The gutter project is expected to cost approximately \$176,000, including repairs to damaged beams, and is anticipated to begin in September with an estimated two-month completion timeline.



Reserve Fund and Financial Review

- Waterside reported financial improvements over the past year, with approximately \$350,000 in reserves and approximately \$70,000 in the operating account. Major reserve-funded projects planned for this year include a fire sprinkler system upgrade estimated at \$35,000 to \$42,000 and the gutter project estimated at \$176,000.

Continued Maintenance

- Spider web removal was deferred this year after the project was estimated at approximately \$10,000. The deferral was due to coordination challenges, limited qualified candidates, cost considerations, and concerns about potential window residue from treatment products; the work will be revisited in spring 2027.
- Upcoming major projects and expenses include painting metal railings and trim, repairing concrete affected by tree roots and settlement, monitoring dock maintenance and repairs, evaluating potential roof replacement or repair, and adding mulch where landscaping areas are missing coverage.
- Owners are responsible for cleaning exterior dryer vents, dryer ducts, and fireplace vents. Property management will review these concerns and determine any appropriate follow-up. An owner in building 2 suggested all buildings be inspected for water damage and such to prevent any future costly damage.

Board Election

- The Board discussed the 2026 election for two open positions, with four owners running for election.
- Steve Halsey and Martin Canell were elected to the Board for 2026.

Rental Compliance

- The Board discussed rental registration and the annual \$500 rental impact fee, noting the need to confirm and improve owner compliance. The requirements apply to both long-term and short-term rentals, and rental rules include a pet prohibition.
- Rental-related concerns included tenant damage during move-ins and move-outs, mattresses left in the dumpster that required additional removal fees, trash left on the ground, and renter vehicles not being moved for the paving project.
- An owner proposed that all rentals must be registered and the applicable fee paid regardless of rental duration, and the group agreed to this requirement.
- The group agreed to maintain the current two-week minimum rental period, while noting that a 30-day minimum may be reviewed in the future. The Board also discussed enforcing fines when renters violate association rules and monitoring registered renters going forward.

Meeting adjourned at 11:45 am