



## ***Meeting Minutes***

**January 21, 2021 at 1:00pm-3:37pm**

**Location: Canoe Club**

Meeting of The Canoe Club, Inc.

Meeting Facilitator: Steve Kane (President)

Board Members: Don Hanson, John Murrey (Secretary/Treasurer) and Lela Newey  
(1:20pm-2:19pm)

Attendees: Karley Connolly (HOA Manager), Chris & Jenn Irwin (4982 Flatwater;  
1:05pm-1:30pm)

- I. Call to order (Steve) 1:00pm
- II. Open Forum
  - a) Chris Irwin presented the following items for the Board's consideration:
    1. Second Property with Membership – Chris asked the Board if there was a way to remove one of his Canoe Club memberships. He recently purchased the neighboring lot and he has no need for the second membership.
      - i. The Board helped Chris understand the membership requirements outlined in the Cottage CCR's. There currently isn't a feasible mechanism, outside of a membership vote, to allow a membership to be removed. Unfortunately, it is not likely to pass if taken to a vote because it would result in increased dues. It is also further complicated with the need to do it for all neighborhoods, not just the Cottage CCR's.
    2. Open Saunas (Dry & Wet) – Chris requested that the saunas be reopened.
      - i. The Board expressed concerned about the ability to clean the saunas but indicated it would be something they planned to discuss as an item on the agenda.
- III. Review and approval of meeting minutes: December 17, 2020  
*Lela motioned to approve the minutes as presented. Don seconded the motion and all were in favor.*
- IV. Maintenance Report (Tom) – No Report
- V. HOA Manager Report (Karley) – No Report

## VI. Financial Report (John)

Financial statements were reviewed and found to be in good order.

## VII. Old Business

### a) COVID

#### 1. Review Club Usage

The usage report was reviewed.

#### 2. Review Club Rules - New Directives from the Governor & City of Whitefish

The Board reviewed the new directives and determined that all operations may return to pre-COVID, with the exception of the following:

- i. Members are required to wear a mask.
- ii. Members are required to social distancing (6ft) from non-household members.
- iii. Members must accept personal responsibility while visiting the clubhouse and for use of item within the facility. This included sanitizing areas of use.
- iv. Member may not host events/parties.

These update operations will go into effect on Monday January 25<sup>th</sup>, 2021.

### b) Bylaw Recording Update

We are still working on the details for recording the Bylaws.

## VIII. New Business

### a) Analyze Member Survey Results & Reserve Fund Planning

The Board was pleasantly surprised that 99 members participated in the survey. The survey results were then used as a guide for the Board to make decisions about what improvements should be considered. The Board will be looking into the costs associated with the following:

1. Expand Fitness Center – Two options will be considered
  - i. Expand – Extend/enlarge the existing room to south
  - ii. Reconfigure – Move the wet sauna and include this area into the fitness room.
2. Move Wet Sauna – This would resolve two problems: desire for more gym space & reduce oversized saunas. It would allow the fitness center to be expanded into this area. The dry sauna would be divided/reconfigured to accommodate both the wet and dry saunas. The reduced space in both saunas would improve their functionality, efficiency and attract more users.
3. Upgrade Fitness Center Equipment – User of this amenity will be given an opportunity to provide additional input once we have consulted with the equipment supplier and understand the costs.
4. Upgrade Pool Patio Furniture
5. Add Fire Pit

## IX. Adjournment - 3:37pm

X. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting February 18, 2021, if necessary.