



## **Meeting Minutes**

**April 8, 2021 at 11:54 a.m.-12:41 p.m.**

**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

Attendees: Karley Connolly (HOA Manager), Tom Miller (Maintenance-Not Present),  
and Lindsey Hromadka (Legal Counsel)

- I. Call to Order (Steve) – 11:54 p.m.
- II. Open Forum
- III. Review and approval of meeting minutes: February 18, 2021  
Lela motioned to approve the meeting minutes as presented. John seconded the motion, and all were in favor.
- IV. Maintenance Report (Tom) – No Report
- V. HOA Manager Report (Karley)
  - a) COVID – See latest directives from the Governor and CDC. Does the BOD want to start allowing party reservations? What about those that have already been vaccinated? Do they have to wear a mask and social distance?
    - a. MASKS
      - i. MT Governor - Montanans are encouraged to wear masks and should follow the best industry practices adopted by any business they visit to slow the spread of the virus.
      - ii. CDC – Wear a mask.
    - b. MT PHASED REOPENING - The phased approach to reopening Montana is no longer in force.
    - c. PUBLIC GATHERINGS
      - i. MT Governor - Any public gatherings or events should be managed in a way that accommodates the Center for Disease Control and Prevention (CDC) social distancing guidelines.
      - ii. CDC – Stay 6ft apart & avoid crowds.
    - d. MT BUSINESSES - Businesses face diverse challenges in this emergency and need flexibility to serve their customers in a healthful environment. Therefore, businesses should make reasonable efforts to develop and implement appropriate policies based on industry best practices during this emergency. Where no such industry practices exist, such policies should be developed and implemented in

accordance with federal, state, and local regulations and guidance regarding: 1) Masking; 2) Social distancing; 3) Temperature checks and/or symptom screening; 4) Testing, isolating, and contact tracing, in collaboration with public health authorities; 5) Sanitation; 6) Use of disinfection of common and high-traffic areas; 7) Teleworking.

The Board has decided to continue following the directives provide by the CDC, Governor and Local Authorities. The only thing that will change at this time is the allowance of reservations for groups of 10 or less.

- b) Recording Bylaws – Lindsey is working on getting them recorded.
- c) Newsletter Suggestions
  - i. Summary of Survey Results

#### VI. Financial Report (John)

- a) Review Financial Reports – The Board reviewed the financials and found them to be in good standing.

#### VII. Old Business

##### a) Club Amenity Improvements Update

- 1. Expand Fitness Center – It has been a struggle to find contractors in this construction boom. Some do not want to bid the project unless we have drawings. Maybe this is not the best time to be working on this project, given the increase in the cost of materials/labor and the limited availability of contractors.

The Board agreed to put this project on hold.

- 2. Add Fire Pit

The Board would like to continue to pursue this project.

- 3. Crack Seal Parking Lot & Pathway– Review Bids

The Board would like to also get a bid from T-seal before deciding.

- 4. Upgrade Pool Furniture

- i. Review Powder Coat Bids for Existing Furniture

John motioned to approve the \$3,100 bid from Powder Coating of Kalispell. The 27 pieces of existing furniture will receive a dark gray coating to help freshen the look.

- ii. Review Options for New Chaise Loungers

Lela motioned to approve the purchase of 20 armless chaise loungers (Malibu style with Madras Tweed Surf sling) for \$12,284, with the funds coming out of WCU Reserves. Don seconded the motion, and all were in favor.

#### VIII. New Business

- a) Drinking Fountain Replacement – Compressor leaking. Repair and replacement cost similar. This is a reserve item with a remaining useful life of 9yr; replacement cost \$1600-\$2200.

Lela motioned to approve installation of a new drinking fountain with a bottle filler for \$1,357+ Time & Materials (Not to exceed \$930). John seconded the motion, and all were in favor.

#### IX. Adjournment 12:41 p.m.

#### X. Executive Discussion

- a) Canoe Club Bylaws – Legal Counsel

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting May 20, 2021 at 10:00am.