



Meeting Minutes

August 26, 2021, at 11:56 a.m. - 1:05 p.m.

Location: Canoe Club

Meeting of The Canoe Club, Inc.

Meeting Facilitator: John Murrey

Board Members: Jennifer Harrell, Missy Jonson, John Murrey and Lela Newey

Attendees: Karley Connolly (HOA Manager)

- I. Call to Order (John) – 11:56 a.m.
- II. Review and approval of meeting minutes: June 14, 2021 & Annual Meeting July 15, 2021
Lela motioned to approve the minutes as presented. Missy seconded the motion, and all were in favor.
- III. Maintenance Report (Karley)
 - a) Fence:
 - i. Painted north side of fence
 - ii. Had to have Mild Fence redo the gate posts. They ended up giving us two free gates. I still need to paint the new gates.
 - iii. Extended the south portion of the gate 18” inches over the water. The post in the ground is extremely loose. See suggestions and proposals
 - b) Hot tub:
 - i. Leak update – I made a tool for the contractor to use to replace the jet bodies. He was unable to remove them with the tool, so he took his tools and went home. He said he would be back in September.
 - ii. After doing maintenance on the tub the breaker that controls the pump failed. In the summer of shortages, I could not find a replacement. Ended up putting the tub down over the weekend. Following Monday rechecked my stash and located the needed breaker.
 - c) Pool:
 - i. Startup – this year it was plagued with issues
 - ii. Didn't get all the water out of the fill valves before they froze – both ended up being replaced
 - iii. The pool filter multi valve ended up leaking. Had to replace that.
 - iv. Pool heater vent induction motor went bad and had to be replace.
 - v. Tile and plaster repair. This is an ongoing issue see suggestions and proposals.
 - vi. In the summer of shortages – chlorine. When I placed my chlorine order I was told I could only order two 50 lb. buckets a week (will go

through 5 -6 buckets a season). By the third order I was told it is on back order. To stretch out our supply we are supplementing a different type of chlorine (main type is a base this one is an acid) in a floating feeder in the infinity edge trough. We have enough chlorine to make it through Labor Day weekend and even an extended encore season. See suggestions and proposals.

- vii. Had to rebuild the pool Aquabot (vacuum cart). The original cart deck was stamped steel the new is marine grade plywood covered by rubber.

d) Canoe Club Suggestions and Proposals:

- i. Pool closing date – traditionally we have closed Labor Day weekend. More recently we have had an encore season until the last day of summer. The pros – on fall nice days the pool is open for after school and weekends. The cons – the cost of operation vs the usage of the pool, pool heater struggles and times out when nighttime temps drop. Do we have an encore season? Do we close Labor Day to save \$? In the future do we upgrade the pool heater?

[The Board decided to close the pool on 9/13.](#)

- ii. The pool was replastered in 2016. The quality of workmanship was substandard. Within 18 months of the job ¾ of the bottom of the pool had to be replastered. I have repaired the step near the waterfall 2 years in a row and the plaster on the pool wall next to it is starting to fail...Do we start investigating doing a major plaster repair on the pool?

[The Board decided to not act at this time.](#)

IV. HOA Manager Report (Karley)

- a) Hot Tub Repairs – Waiting for contractor to replace jet bodies. He has indicated it will be done in September.
- b) Parking Lot Crack Seal – Will take place in September
- c) Pool Closing – Last year we closed First Day of Autumn 9/22/21. See Board decision in Maintenance Report.
- d) Annual Budget – Will have ready for review at next meeting.
- e) New chaise lounge chairs received 7/9/21. We had to return (6) because they were damaged. The company will be sending replacements.
- f) Newsletter Suggestions
 - i. Annual meeting minutes
 - ii. Pool Closing

V. Financial Report (Karley) – [The Board reviewed the financials and found them to be in good order.](#)

VI. Old Business

- a) COVID-19 – [The Board would like to post CDC recommendations in the clubhouse and make disposable masks available upon request.](#)
- b) Fire Pit – [The Board would like to continue looking into the cost of installing a fire pit. The members were polled at the annual meeting on the location of the fire pit. The majority would like it to be in the grassy area to the left of the gazebo.](#)

VII. New Business

- a) Elect Directors: President & Secretary/Treasurer
 - i. President: John Murrey – [Lela motioned to approve the appointment of John Murrey as President. Jennifer seconded the motion, and all were in favor.](#)
 - ii. Secretary/Treasurer: Jennifer Harrell & Missy Jonson – [After careful consideration of board members outside time commitments, it was](#)

suggested both Jennifer & Missy share the responsibility. It will be a great opportunity to further their understanding of association operations. Lela motioned to approve the co-appointment of Jennifer & Missy as Secretary/Treasurer. John seconded the motion and all approved.

b) Assign Bank Signers

- i. John Murrey will remain as a bank signer on all accounts at Glacier Bank & Whitefish Credit Union.
- ii. Jennifer Harrell & Missy Jonson will be added as bank signers on all accounts at Glacier Bank & Whitefish Credit Union.
- iii. Steven Kane will be removed as a bank signer from all accounts at Glacier Bank & Whitefish Credit Union.

Lela motioned to approve the above listed changes to the bank signers on all accounts at Glacier Bank & Whitefish Credit Union. John seconded the motion and all approved.

c) 2020 Agreed Upon Procedures (Audit) – CPA recommends an AUP every other year. Last AUP was performed for 2018.

John motioned to proceed with the AUP for 2020. Lela seconded the motion, and all were in favor.

d) Unaccompanied Guests – If a member's guest is not staying in the home (as described in R&R), or they own an empty lot, may the guest use the clubhouse without the member present? If not, board needs to clarify the Rules & Regulations.

The Board would like to improve the language. Karley will work on it, and the Board will review at the next meeting.

VIII. Open Forum

a) Jennifer Harrell expressed concern about the lack of privacy the open space on the north side of the clubhouse creates for homes on the south side of Red Eagle Drive. Jennifer pointed out the abundance of trees on the south side of the Clubhouse and asked the board to consider adding some trees to the north side.

The Board appreciated this issue being brought to their attention. They would like to get a cost estimate for installing a landscape island with trees and shrubs.

IX. Adjournment – 1:06 p.m.

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

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting is scheduled for September 23, 2021, at 9:00am.

These minutes are certified by:

John Murrey - President (Former Secretary/Treasurer)

Date