



Meeting Minutes

October 13, 2021, at 9:30am – 11:15am

Location: Zoom

Meeting of The Canoe Club, Inc.

Meeting Facilitator: John Murrey

Board Members: Jennifer Harrell (Co-Secretary/Treasurer), Missy Jonson (Co-Secretary/Treasurer), John Murrey (President) and Lela Newey

Attendees: Karley Connolly (HOA Manager)

- I. Call to Order (John) – 9:30am
- II. Review and approval of meeting minutes: September 23, 2021

Lela motioned to approve the minutes as presented. Jennifer seconded the motion, and all were in favor.
- III. Maintenance Report (Tom) - NONE
- IV. HOA Manager Report (Karley) - NONE
- V. Financial Report (Jennifer/Missy) - NONE
- VI. Old Business
 - a) Trees on North Side of Clubhouse

The Board took the tree request under further consideration. The Board is sensitive and understanding of the members request for adding trees to create a sense privacy for those living on Red Eagle Dr, but they want to make sure it is an added benefit for more than a select few. The Board discussed the value of adding trees to create a sense of a private property on the clubhouse ground, as opposed to an open access area for the general public. The Board examined the imbalance in landscaping the south side has with a plethora of trees, compared to the north with none. The Board also used a proportion calculation, with the size of the trees at maturity, to understand the ratio of trees on the south side and how a similar look could be rendered on the north side. The calculation showed there was space for 3-4 trees, compared to the previously proposed 6-8 trees.

Missy motioned to approve the installation of 4 trees, with a mix of evergreen and deciduous. John seconded the motion. Jennifer & Lela recused themselves from the vote due to a conflict of interest. Motion passed.

b) Rules & Regulations – Suggested changes to guest policy, based on BOD’s changes at the last meeting (See supporting document in Dropbox):

1. All guests must be accompanied by a member, unless they meet the criteria specified in “Security” section above. Each household may have up to 10 guests (including children) at the clubhouse at any time. Members children under the age of 18 may not host guests at the clubhouse after 5:00 p.m., unless accompanied with an adult member. If more guests are desired, a party reservation must be made. Please see ‘Rental of Clubhouse’ for information. Members are responsible for ensuring that all of their tenants/guests observe and comply with the rules and regulations in this handbook.

Missy motioned to approve the above change to the Rules & Regulations. Jennifer seconded the motion, and all were in favor.

c) 2022 Budget Review & Approve

The Board reviewed the budget. Some adjustments will need to be made before issuing final approval.

VII. New Business

a) Review AUP from CPA

The Board reviewed the AUP and approved the findings.

b) Hot Tub Jets

In the fall of 2020, a leak in the hot tub was repaired. Our contractor told us he could get the jets going again if the repair held, waiting until later in the season to make sure. He then told us he could work on it in September. When he did not show, he was asked why. Said with more time to think about it and he believes it is too risky to remove the jet bodies. The poorly glued joints on the one leak repair have him concerned about others. Also, the pipes were heated to bend around the shape of the tub and are now miss-shaped making it impossible to connect new pipe unless a straight run can be found. Our contractor says he does not have time for this scale of project but will assist in trying to find someone that can do it.

The Board would like for Karley to continue looking into solutions.

VIII. Open Forum - NONE

IX. Adjournment – 11:15 am

X. *Executive Discussion*

a) *Employee compensation for 2022 Budget.*

Upcoming Meeting Schedule: Standing meeting every third Thursday of the month at 9:00am. Next meeting is scheduled for November 16, 2021 @ 9:00am.