



## **Meeting Minutes**

**April 28, 2022 at 11:02am-12:00pm**

**Location: Canoe Club**

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) & Pam Gange (Owner)

I. Call to Order (John)

II. Open Forum

- a) Pam Gange (Owner) attended the meeting to let the Board know about her disappointment in their decision to only allow guests if they are accompanied by the owner. Pam has adult children and feels she should not have to “babysit” them when they occasionally want to use the hot tub. Pam feels she should have equal access, paying the same amount for dues, as a family of 5 with small children.

The Board appreciated Pam taking the time to come to the meeting and for bringing her concerns directly to the Board. They sympathize with her position. The Board shared with Pam the reasons for their decision and emphasizing the struggle to find a workable solution for all circumstances. The Board would like to see how the busy summer season goes with this new policy before making adjustments.

III. Review and approval of meeting minutes: March 31, 2022

Missy motioned to approve the minutes as presented. Lela seconded the motion, and all were in favor.

IV. Maintenance Report (Tom) - None

V. HOA Manager Report (Karley)

- a) Rules & Regulations Updated to include Fire Pit instructions and rules.  
b) 4080 Voyager Drive Response (3/31/22 Meeting)– Reviewed by BOD and emailed to owner 4/11/22.  
c) Maintenance Fence – Awaiting install.  
d) Trees on north lawn have been planted.

Lela expressed interest in planning more trees. The Board decided to hold off until after the annual meeting. This will allow time to see if members have feedback (positive or negative) about the new trees.

- e) Canoe Club Entrance – Is currently under renovation.

- f) Tile Shower – Is this a project the BOD still wants to pursue?
    - a. Created scope of work.
    - b. Must meet ADA requirements.
      - i. The controls must be installed on the back wall adjacent to the wall seat and within 27in max. from the seat. (See attached document in Dropbox)

The Board decided now is not a good time to proceed with this project. They did however, support Lela's suggestion to add drainage tiles. So when people get out of the shower, they are not stepping in the pool of water that accumulates outside the shower.
  - g) Fire Suppression Repair – Reached out to A&D 3/25/22 for an update. Still waiting for contractor to schedule the work. We may need to be patient on this one.
  - h) Newsletter Ideas
    - a. New trees installed
    - b. Club entry improvement
    - c. Thank “Clean the Fish” participants. Still can use help cleaning in the neighborhood, especially along the common area waterways.
    - d. Annual Meeting & Potluck
- VI. Financial Report (Jennifer/Missy) - Financials were reviewed and found to be in good standing.
- VII. Old Business
- a) Icemaker – Last meeting Board requested research on cost to add an icemaker outside by the BBQ. Board reviewed estimates on icemakers and took into consideration Karley's recommendation to purchase a new refrigerator with dual icemakers. Karley & Jennifer will work on getting estimates for a new refrigerator and will present options at the next meeting.
- VIII. New Business
- a) Steam Generator Update – The steam generator needs repairs at an estimated cost of \$1,000. A new one was quoted at (\$11,812 Commercial or \$7,062 Residential).
 

The Board debated about usage of the steam room but ultimately decided they could not remove an amenity without member approval. Respecting those few that do use this amenity, and knowing the current generator is 10+ years old, John motioned to proceed with the purchase of a new residential unit. Jennifer seconded the motion, and all were in favor.
- IX. Open Forum
- a) Jennifer Harrell reported on the success of the “Clean the Fish” campaign, sponsored by Glacier Bank. Jennifer connected with the Glacier Bank coordinator, Cambria Ulrich. Cambria welcomed our community support and offer to provide us with bags for next year. Jennifer feels it was a success but believes we can bolster more interest in the Lakes next year.
- X. Adjournment – 12:00pm
- XI. *Executive Discussion – Did not take place.*

Upcoming Meeting Schedule: 5/26/22 @ 9:30am (Miller Review 6/1/22), 6/30/22 @ 9:30am and 7/21/22 Annual Owners Meeting @ 5:30pm (BOD Members to arrive at 5pm)