



Meeting Minutes

October 12th, 2023, at 11:00am

Location: Canoe Club

Meeting of The Canoe Club, Inc.

Meeting Facilitator: Missy Jonson

Board Members: Jennifer Harrell, Missy Jonson (President), Ted Muhlner (Secretary/Treasurer)
and Bert Wheeler (Not Present)

Attendees: Maggie Penner (HOA Manager)

1. Call to Order (Missy) 10:53am

2. Review and approval of meeting minutes: 08/29/2023

Missy motioned to approve the minutes, Ted seconded the motion, all were in favor.

3. Maintenance Report – None

4. HOA Manager Report – (Maggie)

a. Pool Repair

a. Pool has to be operational for 30 days once repairs are done. Recommend moving repairs to fall 2024. Pool to close Labor Day weekend.

b. Erikson's (Original Pool Builder)

i. Will not come out to bid repair due to the challenges of the lake & pool.

ii. They contract out their plaster repair to a company out of Vegas.

c. Panorama Pool

i. No show, no returned calls.

d. Rocky Mountain Pools & Spas

i. Stopping by 10/11/23 – Should have feedback for meeting.

[The manager will continue to update the Board of bids for pool repair costs and investigate alternative solutions such as a pond lining.](#)

b. Maintenance Updates

a. Painting 90% completed for the season.

b. Boat House Shut Down

c. Garden Bed Maintenance Schedule

i. Will focus on Red Eagle and River Lakes entry in 2024 before focusing on Canoe Club garden beds.

d. Winter Projects

i. Tom to start documentation of SOP's.

ii. Will work on custom buffet for theater room storage.

iii. Refinish the large coffee table to restore this winter.

iv. Ralph available for snow removal depending on need.

v. Revisit Walker Cover Replacement

The Board asks that the maintenance manager look at repair solutions before purchasing a new cover.

c. Continuing Education Classes – CAI Conference

a. Las Vegas – May 8th-11th 2024

The Board approved the manager to attend the 2024 CAI Annual Conference.

d. Holiday Party Reschedule

The holiday party will take place on February 2nd and will be themed after the Whitefish Winter Carnival.

Ongoing Action Items –

1. Community Event Committee
2. Community Facebook Page
3. Canoe Club Community Board

5. Financial Report – (Ted)

The Board reviewed the financial statements and found them to be in good standing.

High interest savings – After discussing in detail, Ted motioned that we move the majority of our reserves to a high interest account with Fidelity. The Canoe Club will keep a portion of our reserve account with Whitefish Credit Union. Bert seconded the motion. All were in favor.

6. Old Business

- a. Reserve Study Q&A
- b. Annual Meeting Planning
- c. Ballot Review
- d. Tom's Annual Review

7. New Business

- a. Maggie Penner – Annual Review
The Board increased the managers salary by 3%.
- b. Detailed Reserve Study Review
The manager will review the reserve study and advise the Board of any modifications.
- c. 2024 Budget Meeting Prep
The manager will begin drafting the 2024 budget and will be reviewed at the next meeting.

8. Open Forum – None

9. Adjournment – 12:30pm

10. *Executive Discussion – Took Place*

Upcoming Meeting Schedule: October 26th @ 11am