



## ***Meeting Minutes***

**January 22nd, 2026, at 10:30 am**

**Location: Canoe Club**

Meeting of The Canoe Club, Inc.

Meeting Facilitator: Maggie Penner

Board Members: Ted Muhlner (President), Carrie Jacobs (Secretary/Treasurer), Janet Leishman, Bert Wheeler

Attendees: Maggie Penner (HOA Manager)

- 1) Call to Order (Ted) – 10:58am
- 2) Review and approval of meeting minutes: 12/19/25

The Board reviewed the meeting minutes and Ted motioned to approve. Carrie seconded the motion and all were in favor.

3) Maintenance Report – None

4) HOA Manager Report (Maggie)

1. Steam Sauna

- a. In speaking with previous management, they believe the issues are caused by the size of the pipes between the generator and the output in the steam room.
- b. Plumber came out and said that plumbing for sauna is normal and adequate for that generator and room space. He said they can sell us one, but most steam generators have continuous issues.
- c. TimCo looked at the steam generator and determined we needed to send it for repairs.
- d. We received the generator back from ThermaSol. The pressure relief valve was adding steam to the storage room.
- e. Tim recommended we call them and have them warranty out the part.
- f. This was sent and will be installed on 01/22/26. If this continues to fail and blows the pressure relief valve, it means there is a blockage of some sort in the line.

The Board asks the manager to send a weekly update on the steam room until it is repaired.

2. Subwoofer

- a. Tom did some research on subwoofers for the theater room.
- b. We are going with a middle level subwoofer and will have just the one in the back of the theater.
- c. This will be installed next week and was \$189 vs the high end at \$600.

3. Annual Holiday Party

- a. We will be again following the theme of Whitefish Winter Carnival. This year it is “It’s out of this world” theme.
- b. I looked at catering for different food trucks to support local business and unfortunately this is beyond our budget.
- c. We will be having a BBQ dinner with chicken, pork or ribs from Famous Daves. This will be about \$400 vs the \$900 I was quoted from various food trucks in the valley.
- d. We will again have raffle and gift card giveaways this year.
- e. In 2027 we will look at having this event at the beginning of summer so more residents can attend.

Ongoing Action Items –

1. Reserve Review
  - a. The manager will work with association reserves for a 2026 reserve study. We will gain access to the U-Plan it features and have new numbers to forecast 2027 and beyond.
2. Pool Lounger Replacements
3. CMCA Certification
4. Parking Lot Improvements
  - a. The reserves study notes that a pavement reseal & repaint is due in 2026.
  - b. Would the board like to move forward with this project?
5. Camera & Door Key Updates
  - a. The door locks continue to slowly fail and are original to the building. We need to act before the system fails.
  - b. Rhombus was a vendor I found that has updated cloud-based technology that could also tie our camera system, and sensors together to one platform. This can be done in phases.
  - c. The system they use could register our current key fobs to new profiles.
  - d. The manager would have ability to unlock door remotely and lock keys instantly.
  - e. Phones would also be able to act as a key.
  - f. Site visit planned for 10/22/25 to get a more detailed bid on update cost.
  - g. Has 24 hr support unlike our current systems.
  - h. Comes with a 10-year warranty.
6. Hood Vent
  - a. The grill continues to allow smoke into the building, and we need to install a ventilation hood system. <https://prolinerangehoods.com/collections/60-inch-outdoor-range-hoods>, [https://therangehoodstore.com/collections/grill-approved-hoods?pf\\_rd\\_t=3&pf\\_rd\\_id=6188&pf\\_rd\\_p=10000000000000000000&pf\\_rd\\_r=10000000000000000000](https://therangehoodstore.com/collections/grill-approved-hoods?pf_rd_t=3&pf_rd_id=6188&pf_rd_p=10000000000000000000&pf_rd_r=10000000000000000000)
  - b. Working with Elliott Electric on bids.
  - c. Aiming for a spring installation.



7.

8. Hiller Fire

- a. Waiting for the video to be sent from Hiller Fire.
- b. We will need to look back at rocks in water suppression lines and look at future repairs to the suppression system.

5) Financial Report (Carrie)

The Board reviewed the financial statements and found them to be in good standing. The Board will review the year of 2025 in full at the February meeting.

6) Old Business

- a) Steam Sauna Maintenance

7) New Business

- a) See Manager Report

8) Open Forum

9) Adjournment – 11:34am

10) *Executive Discussion – Did not take place.*

Proposed Meeting Schedule: February 24th @ 1pm