



Meeting Minutes

December 19th, 2025, at 1:00 pm

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) – 1:20pm
- 2) Review and approval of meeting minutes: 11/20/25, Canoe Club Annual Meeting Transcript

The Board reviewed the meeting minutes and Ted motioned to approve. Janet seconded the motion and all were in favor. The Board will review the annual meeting transcript in detail and give feedback to the manager by the end of the month.

- 3) Maintenance Report – (Tom)
 - a) Pool Season
 - i) Pool Plaster Repair: Deep Blue VS Shot Crete.
 - (1) The vendor that did the pool plaster prior to Deep Blue never addressed the pool cracks or ground water seeping through them. Before the start of the second season after the new plaster the plaster failed. Once the pool cover is pulled off in the spring (the plaster going through a winter cycle) the quality of their work will be revealed.
 - ii) The new chlorinator once installed stopped the issue of the flooding of the pump room/ boat house. The new issue of the logistics of getting fresh liquid chlorine was the new concern. Because there is not a 'pool supplier' in the valley I found out that locally the chlorine had been sitting on a shelf/ warehouse for over 2 years making it ineffective. The goal for next season is to have a ready supply of chlorine being delivered throughout the summer.
 - iii) The pool season encore week (the weekend past Labor Day) seems to be the perfect balance of pool usage vs. cost of operation. Just having one extra week creates the 'urgency' for the bathers to prioritize the pool usage. This included many choosing to use the pool everyday of that last week, and others having a "pool party" during that week.
 - b) Blow out/ winterization
 - i) Pipes are blown out, plugs are in, cover is on and Mechanical room equipment is drained.
 - ii) This year I followed what Deep Blue suggested and am keeping water all the way

up to the tile and placing a bottle in each skimmer to absorb the expansion when the water freezes. With all this rain the sump pump had to be placed in the pool once to drop the water back to the bottom of the tile.

c) Hot Tub

- i) Hot tub is leaking again. Monitoring the salt usage shows how much water is being subtracted from the hot tub due to 'splash out' or leakage. Splash out is how much water is removed by the bather (bathing suit absorbing water, water dripping from exiting the tub etc.). During the summer about ± 10 cups of salt was added weekly. Last week 35 cups of salt were added. Monday 15 cups of salt have been added with more to be added throughout the week. By running an electrical current through the 'cell', chlorine is formed. When the salt level drops the system cannot make chlorine. The other issue is the hot tub water has to be balanced between corrosive to metal and scale forming in the plumbing. This balance is hard to maintain with the hot tub leaking.

[The Board asks that the manager look into the warranty for the hot tub repair.](#)

- ii) We have ordered a product that will temporarily fix the leak. The hot tub will have to be out of service for 3 days while the product is circulated through the system. We have scheduled this for next Monday – Wednesday.

d) Theater Room

- i) I was able to trouble shoot and fix the compatibility issue with people's personal devices plugged into the HDMI port and the Denon Receiver.
- ii) I had to replace the remote this summer. The remote was dropped and broke.
- iii) A brief review of theater room usage shows that the room is being used more than the equipment has been upgraded.
- iv) Winter projects are to modify the chair storage racks. By spacing the distance between the chairs and adding 'directions' it should make putting the chairs away easier. The other is repairing plaster and painting the wall – possibly adding a chair rail like under the kitchen bar.

[The Board asked the manager to purchase new subwoofer speakers for the theater. The manager will also update the instruction sheet for how to access different inputs in the theater for easier use.](#)

- e) Winter project – painting the hallway leading out to the hot tub/ pool. Part of that project, placing the ladder up into the sky light - a two-man job. Will probably see if Aaron is available for a day of that project to help.

4) HOA Manager Report – None

5) Financial Report (Carrie)

[The Board reviewed the financial statements and found them to be in good standing.](#)

6) Old Business

- a) 2026 Budget Review

7) New Business

- a) Steam Sauna Maintenance

[The Board would like to hire a recommended vendor to come take a look at the generator that was just shipped to the clubhouse. The generator currently has a 90-day warranty after its repair.](#)

8) Open Forum – None

9) Adjournment 2:00pm

10) *Executive Discussion – Did not take place*

Proposed Meeting Schedule: January 22nd @ 11am