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THE LAKES CANOE CLUB ANNUAL MEETING

HELD THURSDAY, SEPTEMBER 4, 2025 - 7:00 p.m.

BOARD MEMBERS

**Ted Muhlner - President
Carrie Jacobs - Secretary/Treasurer
Janet Leishman
Bert Wheeler
Rob Confessore**

ASSOCIATION EMPLOYEES

**Maggie Penner - Manager
Tom Miller - Maintenance**

**MEMBERSHIP ATTENDANCE SHEET IS AVAILABLE THROUGH
MAGGIE PENNER - MANAGER**

SEPTEMBER 4, 2025

MR. MUHLNER: We're going to get going, we're going to move through this as quickly as we can. We're going to call to order The Canoe Club Meeting at 7:00 and we're going to go ahead and get going.

MS. PENNER: Thank you for sticking around. I know it's windy and getting cold. It was like, 90 degrees yesterday, so it's just Montana.

My name is Maggie Penner, and I'm going to be presenting the year in review for The Canoe Club.

So just a reminder for our members, if you have guests with you please make sure they are registered with the office and -- you know, if you have them with you that's fine, you don't need to register them. But you need to be at The Canoe Club with your guest, you can't just give your family members a key. Because they don't know the rules, they don't understand the facility, they don't understand the ins and outs. It's very important you as a member are here with your guest. So just a reminder for that policy.

I would like to go ahead and talk about

Club Improvements and Achievements. We are happy that we were able to repair the pool and spa this year. We had the cracks sealed, a complete re-plaster of both the spa and the pool, and then new tile work throughout both.

And then Tom this year was able to install a liquid chlorinator, which is actually safer for our team members that are constantly in that pump house working with those chemicals because it's all contained.

So a lot of improvements this year. Our last improvement for the spa is just to re-plumb the decks, and we're hoping to have that done soon.

We did have two new Canoe Club members join. If you don't know, there are different CC&Rs throughout our community, and over on River Lakes Drive those lots are not required to have a Canoe Club membership, once they join it is a lifelong membership. So we're really excited to see two of our new homeowners join as members.

I'd like to thank the Wetzler family, specifically Brandy -- I'll have her speak here in just a moment, but she raised her hand to volunteer, and really helped with community movie

nights and getting people together. So if you haven't attended one of those, she puts a lot of work into it.

So thank you, Brandy.

And then tomorrow night we're having a family game night.

So, Brandy, if you want to come and talk about that. We're very excited to start game night.

MS. WETZLER: Hi, I'm Brandy. We've had a few this summer -- movie nights, and haven't had a great turnout yet, but hoping I can keep doing them and people will enjoy -- come and join and have fun.

Tomorrow we are doing game night; It kind of depends on how many people show up as to what games we do.

I'm also going to put on a movie in the theater room, and it will be probably more for younger kids in case there was a variety of ages. But anyone is welcome, you don't have to have kids, just come and join. Thank you.

Thanks to Maggie, too, she's been a big help in helping me organize it.

MS. PENNER: Thank you so much, Brandy.

All right. And then in our last meeting we discussed standard operating procedures. So again, thank you, Tom, for all of your hard work.

I'll go through the list quickly, but we were able to document how to properly open and close our pool and our hot tub when maintenance repairs need to be done. And then we do have a building paint schedule. Tom and his team are able to paint a side each year, so this year we painted the eastern side of the building.

Thank you, Tom.

And there's a term schedule, a garden maintenance schedule, which is great. We also have all the documentation for our theater room. We upgraded the technology in there a couple years ago and it's been tremendous that we can actually have folks use it and it's user-friendly.

He's documented furniture repair, plumbing, winter weather procedures. We have a 12-month preventive maintenance schedule also documented, and then a boathouse inventory open and closing procedure as well. These are all very important to keep our facility well maintained.

Like I said, we painted the east face

of the building this year. We added new mulch in a lot of our garden beds, especially out front. There was rock mulch added on the eastern side of the building this year. We added some nice flags out front, and then we added weed barrier and rock mulch by the pool.

We were very excited to have a full summer staff again this year; that is a huge challenge of hiring to make sure that we can maintain the operation that we've been working towards.

And then I wanted to talk about the Community Association Institute National Conference that I've attended two years in a row. This is super beneficial to me because I feel like when I go to these I have a sense of community.

I can kind of feel like I'm out on an island when I'm in my office alone, and so to go to a national conference where everyone understands what I'm dealing with and we all face the same challenges it's really, really helpful.

So, you know, this year I took classes on board recruitment, capital improvement and budgeting, artificial intelligence in HOAs -- which was very fascinating, community empowerment, and

association governance. So those are some of the classes that I've been able to directly use for my position here in The Lakes.

I was also able to meet with different vendors and had some networking opportunities. I met with Association Reserves, which is the company we use for our reserve study, and talked to them one-on-one. I talked to different pool vendors, insurance vendors.

And then Montana is one of the few states that doesn't have a national community association chapter, so it was really nice to connect with those in Idaho and Utah, and they gave me a lot of information of how we could get a chapter here in Montana, and it just really gives us a community within your own state.

So that was really beneficial, so thank you for allowing me to go.

Moving down the list. Our lovely portico here was painted and stained and it's looking lovely.

Thank you, Tom.

We've also added parking lot barriers and some new perennials up front. So we have a lot that we've worked on this year, you can tell that

the facility is looking good.

If you ever see anything in the building that looks off please let me know. I'm only here Monday through Friday so there's a lot of things that can break or happen while I'm not present. So please just shoot me an email or give me a call and let me know.

For upcoming projects, as Ted kind of discussed with The Lakes, we are planning to do another reserve study so we can continue to work on our funding and make sure that, you know, we have funding for future projects down the road.

On our reserve study we are due for a new asphalt reseal and paint in the parking lot, so we're going to be working towards that in the coming year.

As I said before our final repair for the pool is to replumb the jets. Part of the project -- and you can see some in the photos inside -- is that they were able to completely chip out the section on the western edge of the pool here and completely repair the piping that is within the concrete. So that was a major repair. And so now we just need to replumb the jets on the inside of the building.

And then my next goal is to complete the Community Managers Certification Award for a nationally-accredited CMCA. Carly had that and I know it was very helpful for her in her position, so that's kind of my next goal, is to add that credential through CMCA.

So that's what we got for improvements and upcoming projects. And I'll go ahead and give the financial report to Carrie.

MS. JACOBS: That was quick.

Before I get into the nitty-gritty -- and it's pretty much the same as The Lakes, but I just wanted to call attention to Maggie again. She's literally saved us thousands and thousands of dollars on our pool project because of contacts she knew in the community.

So I don't know if you guys are aware -- I think we put it in a note, but we did this -- our pool resurfacing at the same time as the Hampton Lodge, and because of the contact that Maggie knew it saved us thousands of dollars. So again -- \$65,000, to be exact. So again, thank you to Maggie for all of her putting that together, it would have been an extra cost to us.

So really there's nothing else to say

that I didn't say for The Lakes.

We have the rolling four-month CD terms for the Canoe Club as well. We balance out to zero for the Canoe Club as well. And again, I'm going to keep it brief, but if you have any questions on the Canoe Club side of it and how it's different to The Lakes, or any budget item, I'm happy to talk with you afterwards.

MR. MUHLNER: Okay. Yeah, just one point of reiteration, as Carrie mentioned, we had previous bids at 180,000 and up for the pool, and even those folks at those bid levels were not communicating. Maggie was able, through her contacts, as Carrie said, to get it done cheaply, and actually very quick. We thought at one time it may not be open till Fourth of July, and I think we opened on schedule, roughly.

MS. JACOBS: Maybe earlier.

MR. MUHLNER: So more great work from Maggie and Tom, which we really appreciate.

A couple points to emphasize as well here. The certification that Maggie's working on is really important. When she came to the Association and The Canoe Club she didn't have any experience in the association world, and so the

fact that she over the last three years has gotten to the point where she can achieve that certification over the next year, hopefully, is pretty incredible, and so I think further demonstrates Maggie's commitment to our community and, you know, all the hard work and good work she's doing.

So thank you for doing that.

And last, as a reminder -- I'm the guy who gets to say all the things that nobody likes, Maggie works for the Association and not for the City, and this is just a kind reminder to everybody that if there are City-related issues Maggie will point you to the City to take care of those issues. If they're Association-related issues, if they involve our rules and regulations, our CC&Rs, then she can help with that.

The bottom line is if something comes up that you have a question on and you don't know whether it's City or Association or Canoe Club-related, call Maggie, she'll tell you. And if she tells you it's City, or not us, please try to follow up through the contact that she provides you. It's really important, especially on things like "speeding cars" and "I need a stop sign" or

"we have an animal loose", it's really important that we're connecting with the City and making the City aware of these types of things because we as an association don't have any enforcement responsibility over those items.

So lastly, thank you to Maggie, thank you to Tom, thank you to Aaron, thank you to Ralph for all their hard work.

Thank you to the Board and Charise -- Charise is inside. Charise is amazing, as you all know, she's here every weekend. If you're not here every weekend and you haven't experienced her cookies you're missing out. She's an awesome addition to our weekend staff and we really appreciate her. She substitutes in actually quite a bit when any of us need her help. So please say thank you to her as well.

So as an ending point here we'll do the same thing we did with The Lakes, and this is the open forum session. If you have a question, want to state a comment, totally open floor. We'd ask for one per family -- or per address, no more than two minutes. And we can start now. Thank you.

Any questions or comments, or is everybody hungry? Let's go eat.

Not hearing or seeing any questions -- this is a long meeting, we do appreciate you guys all being here. Little bit different weather than it was yesterday -- which is not surprising for Montana -- if you don't like the weather wait for fifteen minutes, right?

Dave's got a question.

MR. CONNOR: All right. So I don't have a question, but I would like a round of applause to these people that put a lot of time, a lot of effort into this.

MR. MUHLNER: Thank you very much, appreciate that. It's -- every day is not easy, as you guys know, and everybody has different opinions, and we try to do everything we can to merge the opinions and come to the best decision for The Association and for The Canoe Club.

With that we'll close, unless anybody has a question. None? Close at 7:15.

Thank you guys very much for being here today. Please have a drink and dinner and say thanks to our great maintenance and management team. Thank you.

(Whereupon, the proceedings were concluded.)

C E R T I F I C A T E

STATE OF MONTANA)
) : ss.
 County of Flathead)

I, Tom Sapp, Official Court Reporter for
 the State of Montana, residing in Kalispell,
 Montana, do hereby certify:

That I was duly authorized to and did
 report the Canoe Club Annual Meeting.

I further certify that the foregoing
 pages of this transcript represent a true and
 accurate transcription of my stenotype notes.

IN WITNESS WHEREOF, I have hereunto set
 my hand on this the 12th day of December, 2025.

 /s/ Tom Sapp

Tom Sapp, Official Court Reporter
 Eleventh Judicial District Court
 State of Montana
 Residing in Kalispell, Montana