

CHA Board Meeting Minutes

* (Corrections added in **red**) *

February 20, 2024 @ Slip 19 (Jeannie Bangs)

Board Members Present:

Secretary: Michelle Stoll (*via Zoom*)

Treasurer: Laura Iwanaga

Harbormaster: Ulf Hansen

Director: Alec Nielsen

Director: Jeannie Bangs

Director: George Winterscheid (*via Zoom*)

Absent:

President: Alan Sprott

Homeowners Present:

Soren Peterson, Gabby Nielsen, James Mabry (**Via Zoom**: Gayle Foster, Mike & April Smith)

Meeting called to order: 7:04 pm

[*Motion to approve the January minutes will need to be completed at the March meeting.*]

TREASURER REPORT:

CHA is currently on budget. Members seem to accept the online payment **option** for Moorage dues and are submitting payments in a timely matter.

The City of Portland (Water Bureau) inquired about high water usage last month - reporting over 277 cubic ft (2,000+ gallons) used. The water bill can be reduced if CHA reports leaks, such as the winter storm event last month that caused pipes to burst at Slips 9 & 10.

HARBOR MASTER REPORT:

Ulf cleared garage gutters. Don handled the water leaks associated with last month's winter event and discovered minor sewer seepage at Slip 4, which has been referred to Harbor Services.

COMMITTEES:

LANDSCAPE: *Jeannie Bangs (Chair), Marina COUNTER, Michelle Stoll*

Jeannie reports that there has not been much debris. Genaro will not be available this month but returns in March for spring pruning & cutbacks.

Thanks to Eric & Marina for their continued efforts around the moorage landscape.

NOTE: The landscape budget posted last month showed expenses from December that was paid in January.

SECURITY: *Erik Rosekrans (Chair), Don Larson, Ulf Hansen*

Michelle & Ulf witnessed (from their deck) someone riding a bike around the guest parking lot. The person later headed toward the gate, unable to exit. Ulf ran up to confront him, asking how he had entered – to which he replied that he followed a car in. Ulf advised him this was private property and escorted the person and his bike out. NOTE: Security cameras are not on during the day. Please continue to keep an eye out for suspicious activity.

Ulf has recently observed the gate spontaneously opening at one point without any cars driving in or out. Report to the Harbor Master if you notice unusual gate operations.

OLD BUSINESS:

Ulf has been waiting for a response to several bids to replace the bottom 8 inches of exterior perimeter between all garage doors with treated wood – akin to what has been done on the mail shed. Laura is to inquire with her contractor to get in touch as well. NOTE: Some of the paneling has significant deterioration, especially around the downspouts.

NEW BUSINESS:

Exterior parking lot: PBOT sent a letter to the moorage (and neighboring properties) offering a chance for public comment on Surplus Real Property, specifically, the lot adjacent to the west fence/gate area. The closing date for comments is March 23. It was discussed that CHA should submit comments and a special committee should be delegated to communicate with PBOT to gather additional information (amount, timeline, **Right of First Refusal**, funding, **etc.**). James Mabry volunteered to be on this committee, and it was suggested to involve Marie Winterscheid and Don Larson, due to previous communications with the city. The final committee is to be announced.

Safe Rest Village off N. Portland Rd.: James advised that he has received a request from Portland Commissioner, Dan Ryan, to a personal meeting to discuss concerns over the outdoor shelter being constructed near our neighborhood.

Raccoon sightings: James has spotted a racoon on his back deck and will be setting out live traps on his property.

Meeting adjourned at 7:39 pm

Submitted by CHA Secretary (2024),

Michelle Stoll

[Minutes/reports are available to view on the CHA website: www.classharbor.com Resident login: happybird]