

# CHA Board Meeting Minutes

**October 21, 2025** @ Slip 20 (*Ulf Hansen & Michelle Stoll*)

## **Board Members Present:**

President: Alec Nielsen

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Director: John Pavlik

## **Absent:**

Treasurer: Laura Iwanaga

Director: Jeannie Bangs

Director: Michelle Pipitone

## **Homeowners Present:**

Gabby Nielsen, Pat & Sally Hearle, Erik Rosekrans, Marina Counter, Johanna Sattler, James Mabry (*via Zoom*: Mike Smith, Chris Fountain, Gayle Foster)

Meeting called to order at 7:00 pm.

The minutes for September were approved.

## **TREASURER REPORT:**

Alec reported that Laura is still trying to find a solution to fix the categories listed in Quickbooks. The numbers remain correct. Marina asked if the Balance Sheet can be included with the reports, as it has been in the past. Alec will inquire with Laura. She is still working on finding financing for the dredging project.

## **HARBORMASTER REPORT:**

\*Ulf will be draining the irrigation system and turning off the water for winter; the wash station will not be available.

\*The fire line has been purged for the season. (The line has residual water from being pressure tested during the summer.) Marina asked if this results in the moorage not having access to it in the event of a fire. Ulf explained that the fire department will pressurize the fire line when needed.

\*The gutters have been cleaned on the south side of the garage. He will work on getting the north side completed.

\*Ulf asked Alec about the electric motor for the new barge. Alec offered a motor with a lightweight 36-volt battery that comes with a charger. The cost is \$1000. Installing a motor would make it easier for residents to move the barge between homes. Ulf motioned to approve of buying the motor. John and Alec also voted to approve it. [The motor will be placed in the breezeway shed.]

\*Ulf inquired about updates on the dredging project and said that he has tried to contact Mark Marine for a new quote on pilings. He mentioned that Jesse (Harbor Services) would consider financing the labor part of the dock work. Alec said the current hold up is obtaining financing. James asked if there was a timeframe before dredging needed to be done. A discussion suggested that the west end of the moorage is shallow with residents barely clearing the area with their boats.

## COMMITTEES:

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

Michelle thanked residents for moving cars out of the way for the landscapers on short notice. Jeannie will be back in town soon.

ARCHITECTURE: *Alec Nielsen (Chair), Don Larson, Ulf Hansen*

Alec reminded residents that **any improvements or changes to the exterior of a home needs to be approved by the committee**. Please ensure you submit requests in writing to a committee member before changes are made.

[Refer to By-Laws, Article XI: Architecture and Appearance, Section 1. Architectural Control; *See also*, Rules and Regulations: Architecture and Appearance (pages 2-3)]

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

Erik reported no recent events. Ulf mentioned Arlo camera issues and will inquire with Don about resetting it. James mentioned that he noticed the gate partially opened at one point, but that it had reset itself after he used his gate opener. Ulf reminded residents to text him when they notice any gate issues.

## OLD BUSINESS:

\**"No Wake" sign*: Alec mentioned that Don was to get a quote on an additional large, flat sign to be placed near the railroad bridge for boaters coming from the east.

\**Boat trailer parking*: It was decided that the Board will wait on making any formal decision to possibly assigning spots for resident trailers.

\**Suttle Road property*: No known movement reported on a possible sale.

## NEW BUSINESS:

James inquired about the "No Parking" zone marked in the SE corner of the parking lot. He noted that it becomes hard to back out cars when other vehicles are parked in that corner.

*December Board meeting*: Ulf suggested that we move the Tuesday (16<sup>th</sup>) meeting to coincide with the Christmas Ships sailing down our way on Thursday (18<sup>th</sup>). James offered to host, however the Board decided to wait on making a decision about changing the date until the next meeting.

Alec designated Michelle and Gabby as the Nomination Committee to come up with a slate for the 2026 Board. (Elections will be held in early December and the new Board announced at the December meeting.)

Meeting adjourned at 7:34 pm

*Submitted by CHA Secretary, Michelle Stoll*

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