

CHA Board Meeting Minutes
Oct 17, 2023

Board Members attending

President: George Winterscheid
Secretary: Chris Fountain
Treasurer: Laura Iwanaga
Harbormaster: Ulf Hansen
Director: Marie Winterscheid
Director: Alec Nielsen

Board Members absent

Director: Jeannie Bangs (Chris Fountain serving as proxy)

Others attending

Michelle Stoll
Paul & Sheila Baker (via Zoom)
James Mabry
Gabby Nielsen
Mike Smith
Erik Rosekrans
Marina Counter

Meeting was called to order at 7:12.

CLASS HARBOR WEBSITE

Kudos to Ulf for creating a great Class Harbor website! This is an invaluable resource for all members. Please take a few moments to visit the site and review all that's available.

Website: www.classharbor.com

Password (for members only) - happybird (one word, all lower case letters)

Contents:

Bulletin Board (currently blank, but we will start posting meeting notices, etc. here)
Roster (current version)
Parking Directory (current version)
Meeting Minutes - (current and archived)
Treasurer's Report - (current and archived)
Current Board Members
Committee Assignments
Work-Barge Agreement

TREASURER'S REPORT

Laura reported that the water bill went quite dramatically this month.

She submitted a proposal to the Board to spend up to \$210 for Quickbooks instruction to help her reconcile CHA banking. This expenditure was APPROVED.

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POSSIBLE PARKING LOT PURCHASE

Marie reported that the City will be seeking between \$39,000 and \$100,000 to purchase the outside parking lot. It is not known if her contact at the City was aware of the offer the City made to us a while ago. This subject is pending further discussion.

SUTTLE ROAD PROPERTY

George reported that the potential Suttle Road property buyer (Tim Spurgeon of Kleen Blast) has proposed a property trade. Spurgeon owns the piece of the upriver Morrison property that we didn't buy), and proposes that he trades that property to us in exchange for the CHA Suttle Road property plus our payment to him of \$100,000.

Discussion followed. A member recalled that at the time we purchased our piece of the former Morrison property, the upriver property he wants to trade us was deemed polluted by hazardous waste. The possibility exists that if this is still the case, CHA would be responsible for the mitigation. Further discussion was tabled pending gathering further information from Don regarding environmental testing.

HARBORMASTER'S REPORT

Garage painting

The garage roof painting has been completed. As Jason secured the roof screws he reported that in some areas the plywood isn't holding the screws well. It may be necessary to fix and repair the roof plywood in ~5 years. Some damaged plywood was repaired over garages #29 (Karina) and #30 (Don). The garage facade has been pressure washed. Jason was asked for a price to paint the breezeway and ends of garage in near future.

OWNERS

Please keep cobwebs off your own garage or hire someone to pressure wash.
If you have a leak in your garage, please let Ulf know!

Previous Tenant's Belongings

Don had the truck that remained on CHA property from a previous tenant removed. Conduit belonging to that tenant that remains on the property will also be removed soon.

Fence Damage

The fence near the gate has been damaged from an attempted entry, bending the frame bars. Fine mesh will be installed to prevent thieves from using prying tools.

Gate Entry Code

The entry code will be changed soon to prevent vendors from abusing the code.

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Ramp Runner

The ramp runner needs to be replaced, and new runner will be ordered. A work party will be organized to install the new runner.

Security Cameras

Ulf and Don reset the security cameras

Fire Water Line

The fire water line has been drained for the winter

SECURITY COMMITTEE

There were no reports of any current issues. Some wire fence repairs will be made.

ARCHITECTURAL COMMITTEE

Adding decks on back of dock remains dependent on dredging and cutting pilings. A newly restructured committee to obtain current information was formed.

Members: Alec, Marina, Ulf, James, Yanus, Alan

(If there are any errors in my recording of these committee members, please inform me - Chris)

A newly restructured committee will be obtaining information regarding the replacement of the Main dock walkway surface

Members: Marina (Chairman), John Pavlik, Ulf, James

(If there are any errors in my recording of these committee members, please inform me - Chris)

NOMINATING COMMITTEE

for 2024 election of CHA officers was appointed by President George Winterscheid: Alec and Chris

STORMWATER TAX

As of the date of this meeting the City has tabled discussion of this tax

Meeting adjourned at 8:15.

Respectfully submitted,

Chris Fountain
Secretary, CHA

Attachments:

September 2023 Monthly Report

September 2023 Balance Sheet