

**Class Harbor Meeting Minutes
January 17, 2023**

MINUTES OF THE Class Harbor Home Owners Association held on January 17, 2023 AT Laura Iwanaga's home.

PRESENT:

President : George Wintersheid

Treasurer: Laura Iwanaga

Secretary:

Harbor Master: Ulf Hansen

Jean Bangs: Director

Alec Nielson: Director [Nielsen](#)

Marie Wintersheid: Director

ABSENT: Dawn Banker, Secretary

HOMEOWNERS PRESENT: Michelle Stoll, Paul Baker, Sheila Baker, Gabby Nielsen, Mike & April Smith,

ZOOM: Chris Fountain , Erik Rosekrans & Marina Counter

I. CALLING OF THE ROLL AND CERTIFYING OF PROXIES

Board President, George Wintersheid called the meeting to order at 7PM

Attendance in Person: 6

Attendance by Proxy: 0

Total: 6 out of a total of 7 members were present.

II. PROOF OF NOTICE OF MEETING AND WAIVER OF NOTICE

Laura Iwanaga made a motion to certify the quorum and Ulf Hansen 2nd. The motion passed with no objections.

III. READING OF MINUTES OF PRECEDING MEETING

The minutes were approved.

AGREED: Laura made a motion to approve the Class Harbor HOA December 2022 minutes as submitted. Ulf seconded the motion. The motion carried without objection.

IV. REPORT OF OFFICERS

A. President's statement: George welcomed the Board.

B. Treasurers Report – Sheila Baker presented the December 2022 Treasurer's Report.

The 2023 budget was presented to the CHA Board for approval by the Budget Committee: Sheila Baker, 2022 Treasurer, Alec Nielson, past Treasurer and Laura Iwanaga, 2023 Treasurer. It was noted that in 2022, there were unexpected expenses paid for through reserve funds. The Budget Committee was asked to present their findings and recommendations.

Budget Committee report:

The Budget Committee compared CHA dues with other moorages and found our HOA dues to be under what other moorages charge. The larger moorages are higher than CHA and spread out the costs over more homes. The smaller moorages have even higher HOA's because there are few homes. At \$375 CHA is lowest of all.

There was a general discussion among the Board regarding a need to align our 2023 budget with current economic trends, expected 2023 expenses and the importance of maintaining healthy reserve accounts. Sheila offered support based on the Budget Committees findings.

AGREED: Laura made a motion to raise the monthly HOA fees to \$425.00. Ulf seconded the motion. The motion carried without objection.

Laura will send out notice to owners retroactive to January 1, 2023.

AGREED: The 2023 Budget, including an increase in HOA fees, was approved by the Board.

C. Harbor Master:

1. Ulf is working on the lights at the gate and will call an electrician.
2. A decision was made to not replace the skylights when the breezeway repairs are made.
3. Sheila is getting bids from Spacklin re: garage roof painting and repairs. She will get separate bids for painting the ramp.
4. Suggestion to remove the screens on gutters to not replace skylights on roof.

V. REPORTS OF COMMITTEES:

Landscaping: The Landscaping budget was on target in 2022,

Security Committee: there were no updates

Rules & Regs's Committee: there is a review ongoing

Security Committee: There was a discussion about getting a quote on adding fence to enhance the security to the concrete and new East end fence.

Dog/pet Committee: A survey will be sent out to determine If we want to be a dog moorage. **Note: To change rules and regs, 21/24 must vote-- a non-vote is a no vote.** We must Change rules & regs to reflect dogs who are here by law. By the end of the month the survey will go out to members.

VI. UNFINISHED BUSINESS

A. Dredging: we have an application has been paid for and processed - this is a step forward.
Additional notes from Alan Sprott (received via e-mail, after CHA Board meeting):

- (DSL).
1. Final applications have been submitted to the Corps of Engineers and Division of State Lands
 2. City has signed off on the Land Use Compatibility Statement.
 3. Waiting on application comments from DSL. They do not review sampling results.
 4. Received comments on the draft sediment sampling report from the Corps. Comments minor.
 5. Final sediment sampling report has been prepared. We are strategically holding it for submittal until February, which is the end of the current in-water work period. The sampling is only good for five years from the date the permit is issued, even though the permit is good for up to 10. By waiting to the end of the current dredge season to submit, we will get a full five years before needing to resample.
 6. After Corps approval of final sediment sampling report there will be a 30-day public comment period.
 7. Assuming no comments, permit issued.

B. Sale of the Suttle Rd land: Don Larson is still working on this. There was a discussion about possibly purchasing the City of PDX parking lot outside the gate.

C. Dock repairs are on hold till dredging is completed.

VII: New Business

A. As a result of a recent incident in the parking area, there was a review discussion regarding speed limits in the parking lot, mindfulness of driving fast at night and day, adding speed limit sign, and perhaps adding a speed bump near the entrance.

VIII: Adjournment: The meeting was adjourned at 8:18PM