

**Class Harbor Association
December 15, 2020 Board Meeting Minutes**

Date: Tuesday, December 15, 2020

Location: Zoom online meeting

Board Members Present:

President - Alec Nielsen

Secretary - Jake Brownson

Treasurer - Paul Baker

Harbormaster – Ulf Hansen

Directors Present:

Gayle Foster

Alan Sprott – not present

Gary Banker

Members Present:

Stand and Marilyn Wallace, Monique Delmar, Jeannie Bangs, Dave McMorine, Gayle Foster, Don Larson, Mike and April Smith, Marina Counter, Erik Rosekrans, Dawn Banker, Sheila Baker, Chris Fountain, Gabby Nielsen, Michelle Stoll, Rick Bryant.

December Board Meeting called to order at 7:02pm

Motion to approve November minutes - approved

Treasurer Report

- Everyone is up to date regarding dues. No dredging costs in November, some minor landscaping and other smaller expenses. Rollers on the gate were rebuilt over the summer and re-leveled, the bill came in November but work was done end of summer.
- Thank you to Jeannie and Chris for the wreath at the top of the ramp (with funds that would have gone towards the holiday party)
- Proposed dues increase of \$25. Dues have been the same for at least 12 years, likely much more (records only go back to 2008). Currently saving around 10k/yr and we have some major expenses coming up, targeting to increase savings to 20-25k/yr. Increasing dues by \$25 puts us at a 20k overage in cash in 2021, which will be offset by upcoming dredging costs. In Oct 2021 we will be done paying off the east end of the property, after which we will be on track with the new savings target.
 - Treasurer Motion to increase dues by \$25/mo starting January 1, 2021 making the monthly dues \$375/mo. Board approved.

Harbor Master Report

- New gate system was installed, has been working well. Will work with Metro to make cosmetic improvements to the masonry, as the installation did not meet expectations

aesthetically. There may be an additional cost to this, will need to discuss cost responsibility with Metro.

- Honeypot was serviced Dec 14th, it had been sinking. We have had honeypot service approximately ever 6 months which typically involves a cleanout (~\$750). Contractor would like to set up a service program to schedule this as regular maintenance. Would also like to install a light or indicator to show when the pump is sinking or not working (solution is to reset – have reset several times a week). Since we now have bathroom signage for all residents about the septic system, we will observe if the honeypot requires less service.
- Proposal to allocate funding to build a retaining wall from the west side of the mail shed extending to the end of assigned parking spots facing the river. The retaining wall would help mitigate erosion, drainage issues, and dips in the parking lot and should be installed before the parking lot is regraded and repaved. The retaining wall would include plants and irrigation – the existing juniper would need to be removed and replaced with some hedge-like barrier.
 - Harbormaster Motion to allocate \$10k for a retaining wall project. Board approved.
- River Services has added additional floatation to the ramp area supporting the honey pot, as well as done diving work to untangle the anchor line to one of our "No Wake" signs from underwater root balls.

Old Business

Committee Reports

- **Landscape Committee** – no updates
- **Architectural committee** – no updates
- **Dredging committee** – no updates

New Business

New signs for the recycling area have been drafted. Once they are finalized a handout will be provided to residents for reference, as the allowable items for recycling have changed a few times over the years. Signs will be proofed and submitted to new board for printing in 2021.

Slip 13 rental – Board received an addendum to the lease which satisfied what was discussed during November meeting. Board will follow up with a letter to homeowner that this lease is compliant with the bylaws, but anything new should get permission first.

Meeting adjourned 7:36pm.