

CHA Board Meeting Minutes

May 20, 2025 @ Slip 7 (*Laura Iwanaga's*)

Board Members Present:

President: Alec Nielsen

Secretary: Michelle Stoll

Treasurer: Laura Iwanaga

Harbormaster: Ulf Hansen

(*New*) Director: Michelle Pipitone**

Absent:

Director: Jeannie Bangs

Director: John Pavlik

Homeowners Present:

Gabby Nielsen, Pat & Sally Hearle, Erik Rosekrans, Marina Counter, Tim Ciri, Johanna Sattler (*via Zoom*: Mike Smith)

Meeting called to order at 7:03 pm.

The minutes for April were approved.

Alec welcomed our newest residents to Slip 23, Steven and Johanna Sattler.

TREASURER REPORT:

Laura noted the numbers in the financial report for May add up, however items seem to be miscategorized. She will try to resolve the issue and provide a corrected version when available.

HARBORMASTER REPORT:

*Ulf noted that Don cleaned the irrigation pump and replaced fittings. The sprinkler system is operational.

*The annual inspection was completed by the Fire Marshal. A few items were required to be corrected by June 1:

-A sign has been placed on the mail shed warning of a "Shock Hazard" when swimming around the moorage.

-A few dock boards were replaced due to deterioration.

-The standpipe ("fire hydrant") in front of Slip 11 has been reattached to the dock.

-Certain homes were notified to ensure their house number is visible from the dock (required for emergency situations).

*The second utility cart is now available for residents to use. (The blue cart is to be utilized by residents and contractors for household debris and such.)

*Ulf received a preliminary bid from Jesse Fox (Harbor Services) for repairing the dock. The rough estimate includes \$300,000 for labor and \$200,000 for materials. This will be subject to change with the needs of the moorage and the time we decide to approve work to be executed. A new bid will also be needed to replace the west end dolphins and wooden pilings with metal pilings (current code). The old bid of roughly \$66,000 is over a year old and does not include the remaining wooden pilings recommended to be replaced [*assessment referenced in Mar/Apr 2024 minutes*]. There was a discussion among members regarding the various costs of anticipated projects (dredging, piling replacements, and dock repair). A few more bids will be obtained but the bid from Harbor Services is intended to be a starting point to present for financing.

COMMITTEES:

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

Marina advised that all looks good. The orange poppies at the east end of the parking lot have been in full bloom. The roses outside of the gate on the west side were strategically placed to provide a layer of security.

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

An email was sent to residents last month regarding a male perpetrator discovered on camera lurking around the parking lot and garages in the late evening (after midnight). He appeared to have been lingering around the property for a while and was observed with a flashlight between cars on the east side of the garages, checking out garage security keypads, and utilizing one of the utility carts to escape over the fence at the southwest corner (by the sound wall). It appeared that a vehicle was used to provide leverage to scale the fence. Tire tracks were found up on the curb, into the dirt, and damaging the roses and several plants.

Erik reminded all to be aware and vigilant when out and about on property, especially in the evening. Do not leave valuable items in your cars or allow garage openers to be visible.

Erik and Marina suggested obtaining a bid on placing a large rock formation along the southwest corner of the gate as a possible deterrence to people who occasionally park in that area. Alec suggested coming up with a plan to propose to the Board.

OLD BUSINESS:

Suttle Road Property: Don is still in contact with Kleen Blast. The sale price stands at \$60,000.

[Per the Feb. 2025 Minutes: selling price is referenced at \$70,000. "...an independent appraisal was carried out two years ago quoting \$60,000."]

NEW BUSINESS:

Exterior Lot: Alec noted the exterior lot outside of the gate is officially for sale by a broker (Apex Real Estate: Wes Mallard). It is listed as a heavy industrial base zone of .3 acres at \$165,000. CHA last offered \$20,000 in July of 2024 and the property was assessed at \$89,000 without easements. The current listing is pictured without easements. Alec offered to inquire about the information being published.

"No Wake" Signs: Don and Alec moved the large "No Wake" sign on the west end of the "no wake" zone to a more visible area. The buoys that have been sitting on the west side of the mail shed will soon be placed in the river.

*** New Board Director*: George Winterscheid has recently vacated and the Board approved Michelle Pipitone to replace him as director through 2026. *[Jeannie Bangs serves through 2025; John Pavlik through 2027.]*

Neighborhood App: Alec mentioned that John previously suggested to the Board an interest in researching an app that our community could utilize for notifications/communications. There was a brief discussion among members, and most were receptive to the idea.

Work Barge: Ulf mentioned that John has researched the cost of lumber to build a new work barge. The current barge is in disrepair and needs replacement. Ulf added that an electric outboard motor would be useful for moving the barge between homes. He asked for a budget of \$3000 to build a new barge, which the Board voted to approve. Alec mentioned that he could get a deal on an electric motor (TBD).

Dog Fence: Marina suggested having a low fence built in the east upland garden area to keep dogs safe from possible coyotes when owners are in the area with their pets. Alec suggested a bid be obtained for costs and to get feedback from residents with pets.

Boat Trailers: Ulf advised that all trailers parked in the lot are required to have a resident's name on it. Please ensure all trailers are tagged. Alec suggested that the spaces be tightened to allow for additional trailers to be added.

[Rules & Regulations: Upland Property; Boat & Boat Trailer Parking, page 5]

Work Parties: Marina suggested the return of "Work Parties" to encourage residents to help with tasks around the moorage. In years past, a "Task List" would be posted on the bulletin board with a specified day and time. Residents would sign up for a certain task, show up the day of and complete their specific task. Marina volunteered to create a "Work Party" event for the future.

"THANK YOU, Rhonda Erstad!": Marina mentioned that Rhonda replaced the non-skid patches along the metal plates on the ramp.

Meeting adjourned at 7:47 pm

Submitted by CHA Secretary, Michelle Stoll

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