

## **Class Harbor Association Board Meeting Minutes January 18, 2022**

Date: Tuesday, January 18, 2022

Location: Slip 18, home of Don Larson and Zoom

### ***Board members present:***

- President: Don Larson
- Secretary: Dawn Banker
- Treasurer: Sheila Baker
- Harbormaster: Ulf Hansen
- Director: Alec Nielsen
- Director: Marie Wintersheid

### ***Board members absent:***

- Alan Sprott

### ***CHA members attending:***

- Gabby Nielsen
- Paul Baker
- Mike & April Smith
- Ernest Sherman
- Marina Counter & Eric Rosekrans
- Sally Cantrell Griffith & Tom Griffith
- Laura Iwanaga
- Karina Stone
- Yanus Eelvec

The meeting was called to order at 7:05 pm by President Don Larson.

Announcements: President Don Larson welcomed new resident, Laura Iwanaga. He also announced the recent passing of resident Jeannie Lamont.

The minutes from the December 2021 meeting were approved by the Board.

### **Treasurer's report (presented by Paul Baker, outgoing Treasurer)**

- Treasurer's report attached with this email
- Paul explained "Misc Expenses" on CHA Monthly Report for December 2021: Slip #23 CD cleared (Bylaws require 10 months dues when bank loan is in 1<sup>st</sup> position ; when loan

is paid off by resident and Class Harbor Assn. is placed in 1<sup>st</sup> position, money is returned to owner, minus taxes paid). This fund has been returned to member.

- CHA Cash Flow and Major Expenses for 2021: see explanatory notes on this document

#### Harbor master report:

- Thanks to Eric Rosekrans for repair of gate
- Due to recent criminal activity, the gate has been re-programmed. Gate codes still work, but residents will need to re-program remotes.
- Honeypot pump has been replaced
- Thank you to Marie Wintersheid, Paul & Sheila Baker for graffiti cleanup on fence
- Fence was weakened by windstorm; fence company has been contacted for repair
- Don Larson and George Wintersheid replaced carpet on ramp

#### Appointment of 2022 Committees:

- Architectural Committee: Don Larson, Dawn Banker, Mike Smith
- Safety Committee: Eric Rosekrans (Chair), George Wintersheid, Ulf Hansen
- Landscape Committee: Jeannie Bangs, Marina Counter, April Smith
- Lamplighter: Soren Petersen
- Fire Marshall: Ulf Hansen

#### Old Business:

- Recent break-ins and thefts discussed; Suttle Road Moorage is also experiencing problems. Suggestions for increasing security included making your property “less inviting” (don’t leave things visible in your car, etc.), individual owners installing locks and alarms on garages, signage, filing a police report when theft or break-in occurs, activating streetlights in the driveway shared by Suttle Road Moorage, security cameras. Security Committee will look at ways to increase security. Residents should forward suggestions to Eric Rosekrans, Chair of Security Committee.
- Electric Vehicle charging stations: Class Harbor is in favor of EV charging stations. Previous owner of Garage #9 and #10 paid for all installation costs, upgraded wiring, and electrical usage for charging of EV. This was allowed as a conditional usage, subject to change, modification, and/or cancellation by CHA because the capacity for additional stations was unknown at the time. Marie Wintersheid, member of previous EV charging station committee reviewed previous findings from committee charged with investigating possibility of installation of EV stations. President Don Larson emphasized Class Harbor Assn. wants to be fair and equitable to all residents. We are looking into possible future individual electrical meters (PGE installed and individually billed to

members directly by PGE) for garages, as we do not want to burden our volunteer officers to figure out individual charges for each garage owner.

- Dredging: Don Larson reported for Alan Sprott. Corps of Engineers approval of the dredging project is taking longer than usual due to COVID and remote work. Good news: the Corps is allowing us to use their core sample data. Review of dredging application is continuing, but it is possible that dredging may take place July-Sept 2022.
- Sale of Suttle Road property: Don Larson reminded residents that this property was Class Harbor's "driveway" before Marine Dr. was constructed. We retained ownership of that land (approx. .3 acres) because it is our utilities corridor. In 2016, Klean Blass and Les Schwab were approached as potential buyers of the property. Klean Blass (dba Waypoint Properties) gave a letter of intent to purchase the property for \$45,000 and earnest money (\$2500) was paid, but sale was never finalized. A new appraisal was obtained (1/17/22) and the property was appraised at \$60,000. Board approved Don to approach potential buyers again and move forward with sale of the property. Property would be sold maintaining existing easements (utility corridor and prohibiting any permanent structures built over the corridor).

Request from Karina Stone to install EV charging station in garage #29 was received 1/19/2022 The Board has requested additional information from her in writing as part of an official application following the Oregon Revised Statutes (ORS) – specifically ORS 94.762

Karina asked about the possibility of all interested residents sharing the cost of installation/needed upgrades to electrical system.

The CHA board is waiting for Karina Stone to complete the application so the Board can approve the EV charging station for garage #29.

**Action item:** any CHA member who is interested in installing an EV charging station within their garage unit, please contact in writing/email Don Larson, President by February 8<sup>th</sup>, 2022. A copy of Oregon State Law for Electric vehicle charging stations (ORS 94.762) is below.

Meeting adjourned 8:05 p.m.

## ORS 94.762

# Electric vehicle charging stations

- (1) Notwithstanding contrary provisions of a declaration or bylaws of a planned community:
  - (a) An owner may submit an application to install an electric vehicle charging station for the personal, noncommercial use of the owner, in compliance with the requirements of this section, in a parking space, on a lot or in any other area subject to the exclusive use of the owner.
  - (b) A homeowners association may not prohibit installation or use of a charging station installed and used in compliance with the requirements of this section.

- (2) When the owner complies or agrees to comply with the requirements of this section, a homeowners association, or a declarant in lieu of the association, shall approve a completed application within 60 days after the owner submits the application unless the delay in approving the application is based on a reasonable request for additional information.
- (3) A homeowners association:
  - (a) May require an owner to submit an application before installing a charging station.
  - (b) May require the charging station to meet the architectural standards of the planned community.
  - (c) May impose reasonable charges to recover costs of the review and permitting of a charging station.
  - (d) May impose reasonable restrictions on the installation and use of the charging station that do not significantly increase the cost of the charging station or significantly decrease the efficiency or performance of the charging station.
- (4) Notwithstanding ORS 479-540 (Exemptions), the charging station must be installed by a person that holds a license, as defined in ORS 479-530 (Definitions for ORS 479-510 to 479-945 and 479.995), to act, at a minimum, as a journeyman electrician.
- (5) The owner is responsible for:
  - (a) All costs associated with installation and use of the charging station, including:
    - (A) The cost of electricity associated with the charging station; and
    - (B) The cost of damage to common property and to areas subject to the exclusive use of other owners that results from the installation, use, maintenance, repair, removal or replacement of the charging station.
  - (b) Disclosure to a prospective buyer of the lot of the existence of the charging station and the related responsibilities of the owner under this section.

[https://oregon.public.law/statutes/ors\\_94.762](https://oregon.public.law/statutes/ors_94.762)  
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ORS 94.762 - Electric vehicle charging stations

- (6) If the homeowners association reasonably determines that the cumulative use of electricity in the planned community attributable to the installation and use of charging stations requires the installation of additional infrastructure improvements to provide the planned community a sufficient supply of electricity, the association may assess the cost of the additional improvements against the lot of each owner that has installed, or will install, a charging station.
- (7) Unless the owner and the homeowners association, or the declarant in lieu of the association, negotiate a different outcome:
  - (a) A charging station installed under this section is deemed to be the personal property of the owner of the lot with which the charging station is associated; and

- (b) The owner must remove the charging station and restore the premises to the condition before installation of the charging station before the owner may transfer ownership of the lot, unless the prospective buyer of the lot accepts ownership of the charging station and all rights and responsibilities that apply to the charging station under this section.
- (8) (a) A pedestal, or similar, charging station that is hard-wired into the electrical system must be a certified electrical product, as defined in ORS 479-530 (Definitions for ORS 479-510 to 479-945 and 479-995).
- (b) If a charging station, other than one described in paragraph (a) of this subsection, is not a certified electrical product, and the owner of the lot owns the charging station, the owner shall:
  - (A) Maintain a homeowner liability insurance policy in an amount not less than \$1 million that includes coverage of the charging station; and
  - (B) Name the homeowners association as a named additional insured under the policy with a right to notice of cancellation of the policy.
- (9) In any action between an owner and a homeowners association to enforce compliance with this section, the prevailing party is entitled to an award of attorney fees and costs. [2013 c.438 53; 2015 c.249 53]

*Location:* [https://oregon.public.law/statutes/ors\\_475b.460](https://oregon.public.law/statutes/ors_475b.460),

Original Source: s<sup>e</sup> 475B.460, [https://www.oregonlegislature.gov/bills\\_laws/ors/ors475B.html](https://www.oregonlegislature.gov/bills_laws/ors/ors475B.html) (last accessed Jun. 26, 2021. ).  
[https://oregon.public.law/statutes/ors\\_94.762](https://oregon.public.law/statutes/ors_94.762)