

CHA Board Meeting Minutes

April 21, 2026 @ Slip 16 (*Alec & Gabby Nielsen*)

Board Members Present:

President: Don Larson, *Secretary:* Michelle Stoll, *Harbormaster:* Ulf Hansen, *Director:* Michelle Pipitone,
Director: Alec Nielsen

Absent: *Treasurer:* Laura Iwanaga, *Director:* John Pavlik

Homeowners Present:

Lea Janet, Gabby Nielsen, Johanna Sattler, Pat & Sally Hearle (***via Zoom:*** Joe Janet, Chris Fountain)

Meeting called to order at 7:02 pm.

Don confirmed a quorum.

March Minutes: Michelle S. asked to clarify wording in the section under *Committees: Landscape* regarding the cottonwood trees. On behalf of Jeannie Bangs, she explained that the minutes referred to the trees being *trimmed* when, in fact, they have been *removed*. Jeannie previously accepted the bid from the arborist, who recommended the removal of the trees. The City of Portland agreed because of an inspection during the permit process. A motion was made to amend the wording and the Board voted to have the March minutes revised.

TREASURER REPORT:

Don commented on the balance sheet showing the amount of savings being built up for future expenditures toward dredging and dock repairs. He noted that CHA has a good history of maintaining a reserve for expenses.

HARBORMASTER REPORT:

Car wash station: Ulf noted that water had been turned on for the season. Don helped to fix a leak from the station.

Gate operation: There have been a few incidents of the gate remaining open or partially closed. Ulf suggested that he continue to be contacted when this happens, though there is a reset operation residents can attempt. Alec asked for a possible picture to be included with instructions and emailed to residents. Ulf will work on submitting an email.

Pressure washing: Ulf contacted Steve Bradshaw for a quote to pressure wash the dock. He noted that residents did volunteer to help with this task last year to save the expense. Ulf suggested that the ramp be pressure washed and re-stained before setting new carpet on it.

Ramp cart: Ulf asked if a new cart should be purchased to replace one that has gone missing. To be considered. No further discussion was had.

COMMITTEES

LANDSCAPING: (*Jeannie Bangs, Michelle Stoll, Marina Counter & Erik Rosekrans*)

On behalf of Jeannie, Michelle reported: with the removal of the cottonwood trees, the City of Portland requires 3 replacements to be planted within 1 year. The city provides a list of acceptable trees and once chosen, they will send a representative for approval as part of the permit process. Paperwork will be issued when requirements have been met.

OLD BUSINESS:

"No Wake" Sign: Don had the sign ordered. As stated in the February minutes, WOOO is aware that CHA has been taking the lead on this. Don mentioned that there is a GoFundMe set up by Tim Gorman, a local resident associated through the "North Waterfront" group on Facebook, to help with the cost of signage.

Dredging: Don received a quote of \$300,000 from marine contractor J.F. Brennan. He recommended we continue to seek bids from other contractors. He is still awaiting information about Tyee Yacht Club's sale of their dredging system and the possibility of seeking out business with the new owner. Alec asked if we plan to shoot for this year's dredging window (Nov. 1 – Feb. 28). Don said it would be dependent upon finding a contractor before that time period.

Dock Planter Boxes: Don mentioned Laura will, at some point, be making a site visit to check out options for planter boxes to replace the old ones on the dock.

Piling Replacement: Don mentioned he was to meet with John Deppa (independent engineer who created the piling report in 2024). Deppa canceled the meeting with Don and declined to do further business. No specific reason was provided. This leaves us to find a new engineer to obtain a current cost estimate.

NEW BUSINESS:

New Residents: Don welcomed Joe and Lea Janet (Slip 8) and previously assigned parking stall #230 to them.

Spring Clean-Up: Don proposed a work party to help with a few tasks around the moorage. He suggested the first weekend in May and a list of items to be accomplished (replace ramp carpet, repaint over graffiti on south fence, clean gutters, sand/re-stain mail shed banister, move mulch pile, etc.). Don motioned for a budget of up to \$150 to provide lunch for volunteers after the clean-up. Alec seconded and the Board approved. An email is to be sent and flyer posted.

REMINDER:

Loading Zone: The loading zone in front of the mail shed is for temporary loading and unloading. Please ask contractors and other guests to utilize the guest lot when parking for an extended period. Also, it is important to steer clear of the area on the east side of the mail shed where the garage door to the dumpster is located. The trash collectors will not dump the bin if the area is blocked.

Homeless Camps: Don reiterated the importance of calling officials when you notice homeless camps around our neighborhood. He mentioned that he made calls regarding the RVs parked along N. Portland Road where he frequently walks and later noticed the area had been cleared, once again. Sally mentioned that she contacted the mayor's office about a large camp down river. The office contacted her and advised they would be notifying the property owners (Eco Systems) to have it cleared out.

Meeting adjourned at 7:23 pm

Submitted by CHA Secretary, Michelle Stoll

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