

CHA Board Meeting Minutes

January 20, 2026 @ Slip 18 (*Don Larson*)

Board Members Present:

Absent: (*none*)

President: Don Larson

Secretary: Michelle Stoll

Treasurer: Laura Iwanaga

Harbormaster: Ulf Hansen

Director: Michelle Pipitone

Director: John Pavlik (*via Zoom*)

Director: Alec Nielsen

Homeowners Present:

Gabby Nielsen, Pat & Sally Hearle, Erik Rosekrans, Tim Ciri, Jenny Keyani, Jeannie Bangs, Alan Sprott (*via Zoom*: Chris Fountain, Mike & April Smith)

Meeting called to order at 7:00 pm.

PRESIDENT'S MESSAGE:

Don started the meeting by thanking members of the previous Board, the new Board, and residents that take time to help clean and fix up the moorage. He emphasized that we are all volunteers and efforts are appreciated.

A quorum was confirmed with a roll call of Board members.

The minutes for December were approved.

HARBORMASTER REPORT:

Trash Container: Ulf mentioned that the lid to the container was propped open due to it being overfilled with larger items. He asked that residents ensure larger items be broken down when possible. Contractors should not utilize the moorage container to dump large construction items. Ulf asked that large items be held off being placed in the bin if it is full. [*Leaving the lid propped open invites critters.*]

*Ulf was notified by Kappy's son, Glenn, that she may have a hard time placing trash bags in the bin, due to limited mobility. Ulf will look into a solution.

Old Work Barge: Ulf asked if the old work barge should be removed, as a new barge had been built. It was suggested that the old barge be kept as a backup.

Steps to the lower uplands (west of mail shed): Ulf suggested that these steps need to be reset. As this was previously discussed, Jeannie will consult with Genaro of Bravo Land Care.

TREASURER REPORT:

Laura produced the 2026 Budget sheet and explained that we ended up with about \$51,000 budget surplus due to lower major/minor maintenance costs (\$40,000 was budgeted with only \$11,000 spent). In 2026 she anticipates about a 10% increase in certain categories while dredging expenses should be less.

She explained that the Board anticipates significant expenses related to dredging, piling replacement, and repairing the dock. In the next 3 – 4 years, these expenses are expected to add approximately \$250 to monthly dues per home. The Board discussed proposing a 10% increase in dues for the year and incrementally in the next few years. Don encouraged avoiding any special assessments and explained that building capital needed for upfront expenses will help to lessen the amount needed for a loan.

Gabby asked whether the increase in dues would be maintained after a future loan is paid off. Laura said the increase would last through the financing term of the loan. Don inquired and Laura verified that we currently have \$210,000 in the reserve. Don mentioned the additional \$60,000 in 2 years with the sale of the Suttle Road property.

A motion was made to increase the monthly dues from \$475 to \$525 starting in February. The majority of the Board approved the motion.

John inquired about the amount shown for Annual Dues on the Budget vs Actual report. Laura explained that she is still working with Michelle P. on the Quickbooks discrepancies in the reports.

Laura reminded residents of upcoming bills she will be sending out, including Monthly Dues (reflecting an approved increase), Garage Tax and Insurance, Mortgage Holders COD.

COMMITTEES

Don designated the following committees and individuals to serve for the year:

ARCHITECTURAL CONTROL: *Don Larson, Alec Nielsen, Jeannie Bangs*

FIRE MARSHALL / LAMP LIGHTER: *Pat & Sally Hearle*

LANDSCAPE: *Jeannie Bangs, Michelle Stoll, Marina Counter & Erik Rosekrans*

LANDSCAPING:

Jeannie obtained bids from Genaro of Bravo Land Care and an arborist to tackle the cottonwood trees near the fence on the southeast corner of the upland property (*discussed and budget approved at the December meeting*). The lower bid came in from the arborist whom Jeannie expressed will do a better job at removing the trees. The quote includes the permits required to clear the trees (*threatening power lines*) and traffic control. Jeannie will send out a notice when work is to begin, anticipating it will be within a week or so.

ARCHITECTURAL CONTROL:

Don pointed out that the Architectural Control Committee is responsible for controlling the appearance of the moorage and has the authority to enforce architectural rules and regulations. (*By-Laws, Article 6, Sections 1–4, pages 23-24*)

He reminded residents to obtain written approval from the committee prior to making modifications (including any change to exterior colors) or new additions to their floating home.

CHA Rules & Regulations:

Don discussed a few items that had been brought to his attention about current rules and regulations. It was mentioned that some of the language needs to be updated. Don advised that this is a living document and the Board may revise items when necessary.

Noise Ordinance: There have been a few complaints about increased noise levels, specifically music being played too loud. Don asked that neighbors to be mindful of noise levels, especially after 10:00 pm. (*Use Restrictions, Miscellaneous (b), page 7*)

Personal Property: The dock is a common area/walkway. Please ensure personal items are not left on the dock (i.e. carts, bicycles). A few exceptions were approved of years ago (*planters and mobility aids*), which had not been updated to the Rules & Regulations. This will be addressed at a later meeting. Keep personal items on your own property. (*Use Restrictions, Miscellaneous (k), page 7*)

Pets: Dogs were approved in 2023 and the Rules & Regulations updated to reflect what members agreed to. Don asked that residents with more than 1 dog submit a letter to the Board for an exception, if it has not been done so already. He pointed out that this would be for the purpose of maintaining record keeping. (*Use Restrictions, Pets, including Penalty for non-compliance, page 6*)

Dredging, Pile Replacements, Dock Improvement:

Don spent a good amount of time reiterating information in past discussion relating to the large projects CHA has been planning for a while. He emphasized the need to kickstart dredging, making it a priority this year. Once the dredging has been completed, the next focus would be replacing the wood pilings and the west end dolphins. The largest project, the dock improvement, would be accomplished at least a few years out and would be the costliest. According to Don, this would entail replacing 5500 sq ft of dock (*450 ft, not including the 25 ft at the east end*). Don, Alan, and Alec have been inquiring with several contractors for updated bids and a small discrepancy with the dredging permits must be worked out.

Recycling:

Jeannie passed out an updated information sheet about recycling.

Meeting adjourned at 7:54 pm

Submitted by CHA Secretary, Michelle Stoll

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