

CHA Board Meeting Minutes
Tuesday, September 19, 2023

Board Members attending:

Secretary: Chris Fountain
Treasurer: Laura Iwanaga
Harbormaster: Ulf Hansen
Director: Marie Winterscheid
Director: Alec Nielsen (leading meeting in President's absence)

Board Officers absent:

President: George Winterscheid
Director: Jeannie Bangs (Chris Fountain serving as proxy)

Others attending:

Michelle Stoll
Paul Baker
Sheila Baker
John Pavlic
Silvia Pavlic
James Mabry

Meeting was called to order at 7:04 PM

Alec thanked John and Sylvia Plavic for opening their (very new-to-them) home to the members for this meeting, and welcomed them to the moorage.

SECRETARY'S REPORT

April/May 2023 minutes: minor discrepancies regarding new Pet Bylaws and Rules and Regulations in both months have been corrected (in red) and the corrected minutes are attached to this document.

TREASURER'S REPORT

The new Quickbooks system produced a lot of questions:
- "Office Expenses " are Quickbooks fees, printer ink, paper, stamps, etc.
- "Sale of Products Income is the HOA dues we all pay

John Pavlic offered to help Laura make Quickbooks work well for her.

Laura has inquired at US Bank about getting better interest rates on our accounts. It was suggested that purchasing laddered CDs be considered.

HARBORMASTER'S REPORT

Gate - The gate has finally been fixed. We have been spending a lot to keep this gate operating, and Ulf has requested a bid on a new gate operator.

Garage Siding - Ulf is getting a quote to cut off the bottom of damaged garage siding to be replaced with treated wood

Bat houses - have been moved toward #13 and #1. James requested permission to move the bat house away from his kid's play area at #1, which was granted

Sprinkler damage - Don has fixed new sprinkler damage

Found log - A large log has floated to us from upstream. It will be used to replace some old ones that are damaged.

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Gate Access - When someone visit your home, they will call you from the gate to gain entry. When you see **541-525-9750** on your phone, that is someone at the gate trying to reach you. Press #9 to open the gate for your guests. (You can only have 30 seconds of conversation on this line before you will be cut off.)

Recycling - PLEASE read signs at the recycle center, and put clean corrugated cardboard in the proper receptacle at the end of the breezeway.

Also, please clean all containers before recycling!

Batteries - there is a bag in the recycle center for batteries, which Ulf will empty periodically

Garage painting will be done soon after Jason determines an exact date.

LANDSCAPING (Sheila subbing for Jeannie)

Moving vehicles for landscapers to clean parking lot - Note that if you do NOT move your car outside the gate when the landscapers are cleaning the lot, you are liable for any damage that occurs to your car. Not moving your car also inhibits a complete cleaning, and defeats our goal of having a well-cared-for lot.

OLD BUSINESS

Dredging: What impact does channel dredging have on dredging our moorage? Alan will be contacted to either attend the next meeting to give a dredging status report, or to submit a report to the board for presentation at the October meeting.

Outer Parking lot purchase: Marie reports that we are still In a holding pattern regarding the lot purchase. The city suggested that it would want \$65K -\$120K for the lot. We will need to appoint a committee to discuss the pros and cons of purchase and the possibility of financing a purchase.

Docks - Chris presented Jeannie's input regarding the poor condition of dock surface boards/fasteners, the dry rotting of planter boxes, and the escalating expense associated with waiting to address replacement. It was decided that a new committee of three will be appointed by the President, charged with updating the information we collected several years ago and move this process forward.

If you are interested in serving on this committee, please inform Chris.

NEW BUSINESS

New Runoff Fees to be Imposed - (Please see attached document)

The City of Portland Environmental Services is once again proposing assessing additional fees to "operate, maintain, and repair" the infrastructure necessary to "process" water runoff from the roofs of our houses (which runs directly into the river, and is not processed at all).

We currently have an exemption from previously imposed fees for our houses, but we are paying runoff fees for the garage roofs and parking lot.

Sheila noted that we may be able to apply for a Clean River Award to have extra fees taken off our bill.

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Meeting times for Environmental Services to discuss their plans with stakeholders is laid out in the attached document. Laura volunteered to schedule and attend a meeting, and (in their absence), **Alan and Don were "volunteered" to accompany her, as they both have expertise and experience in this area.**

Tentative scheduling for Environmental Services to present their plan to City Council is on Oct 18. WOO and other waterfront organizations will also be fighting these new fees.

New Renters in #13?

There is the appearance that there are new renters in #13. The Board has not received a 12 month lease agreement, or background checks for the new renters. There is also a truck and items belonging to the previous renter that need to be removed from CHA property.

In George's absence, Alec will contact the owner to provide the pertinent bylaws and a reminder that noncompliance can result in 1. revocation of parking rights, 2. revocation of occupancy certificate (in which case the house must be removed from the moorage), and 3. legal action (all related costs must be paid for by the owner).

Meeting adjourned at 8:09.

Respectfully submitted,
Chris Fountain
Secretary, CHA

Attachments:

1. Rate Study- Updating BES Rates
2. Corrected Minutes - April 2023
3. Corrected Minutes - May 2023
4. August 2023 Profit and Loss
5. August 2023 Balance Sheet