

CHA Board Meeting Minutes

May 19, 2026 @ Slip 20 (*Ulf Hansen & Michelle Stoll*)

Board Members Present:

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

Absent: *Director:* John Pavlik

Homeowners Present:

Gabby Nielsen, Johanna Sattler, Joe & Lea Janet, Gary & Joanna Gunderson, James Mabry, Kappy Cox

via Zoom: Chris Fountain

Meeting called to order at 6:58 pm.

Don confirmed a quorum.

The revised March minutes were approved.

The minutes for April were approved.

TREASURER REPORT:

Laura reported that moorage expenses have been minimal, though invoices for the gate and "No Wake" signage have yet to be received.

HARBORMASTER REPORT:

Gate operation: Ulf reported that Metro will return on Thursday to troubleshoot the current gate issue. The gate does not automatically close once it is initially opened by remote. He suggested this might be due to double clicking from the new remotes that were handed out a while ago. He will consult with Metro.

Pressure washer: The moorage pressure washer stopped operating after the last work party. Ulf will obtain a new one.

Security cameras: Don and Ulf frequently check on the cameras and report that two always seem to deplete the batteries quickly. Ulf suggested that incidental disturbances (spiders, moving traffic) might be affecting them and perhaps moving one of the cameras to a different position might help.

COMMITTEES:

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

(No report)

Dock Planter Boxes: Don advised that he and Laura will be looking at commercial planter boxes on Thursday. [*Dock Beautification: February & March 2026 minutes*].

OLD BUSINESS:

"No Wake" sign: The sign has been shipped and is planned to be placed just west of the train bridge.

Dredging: Don inquired with John Walker of Columbia Crossings about a quote for dredging. Columbia Crossings recently completed their own dredging, and John may be interested in doing business with Class Harbor. Don is still awaiting information from his connection at Tyee Yacht Club.

Spring Clean Up: We had a successful turnout at our Spring work party held on May 3. Almost all tasks were completed. Don thanked volunteers for their time and suggested that we do this at least twice a year. *[James' & Jenny's sons (Gavin & Sebastian) operated a refreshing lemonade stand for our thirsty volunteers!]*

Piling Replacement: Don met with Chuck McDonald (Windsor Engineering) who came down to look at the pilings in the moorage. Chuck will provide cost estimates for permits and such, also taking into consideration the previous report by John Deppa.

NEW BUSINESS:

Large tree debris: Alec mentioned that there is a huge tree stuck in the water on the east side of the moorage. A few volunteers offered to tackle removing it, sending it down river.

Update to CHA Rules & Regulations: In October and November of 2016, the Board approved amendments to the Rules & Regulations regarding personal property on the dock. However, no revision was made. A few other items were addressed to be updated. Don **motioned** to approve the revision of the current Rules & Regulations to reflect the amendments made in 2016. The majority of the Board **approved** the revisions.

[CHA Rules & Regulations: Miscellaneous, page 7]

(j) No wheeled vehicles may be ridden on the walkway or the ramp, *except for a medical mobility device. [Amended October 2016]*

(k) No personal property may be left on the walkway or ramp. *Each member is allowed (2) planters and (1) doormat on the dock. Personal planters (including foliage) and doormats shall not protrude more than 24 inches from the edge of the dock towards the center of the walkway AND must allow for a path no less than 5 feet (60 inches) of unobstructed dock space for passage. Total height of planter (including foliage) cannot exceed 5 feet. Surface area of planters must not exceed 720 square inches. CHA Architectural Committee will oversee compliance and have final authority to mediate a dispute. [Amended November 2016]*

~~(m) No dogs are allowed. (to be omitted)~~

New Residents: Don previously welcomed Gary & Joanna Gunderson to Slip 12 and mentioned that he assigned parking space #80 to them.

Work Barge: The work barge is available for residents to use in the moorage. The sign-up sheet for the barge is on the bulletin board at the mail shed. **CONTRACTORS ARE REQUIRED TO FILL OUT THE WORK-BARGE AGREEMENT FORM (available on the website and in the Rules & Regulations). THE FORM MUST BE TURNED IN TO THE HARBORMASTER PRIOR TO USING THE BARGE. CONTRACTORS MUST BE BONDED AND LICENSED TO WORK IN OREGON.**

MISCELLANEOUS:

Don suggested that the Board visit other moorages to get an idea of different dock systems in anticipation of the future dock repair. He will coordinate and schedule the visits.

Lea inquired about the planter box in front of her home (slip 8) on the dock. Don explained the boxes are hooked up to an irrigation system with water from the river. CHA has a permit through the state. It was suggested that residents inquire with the Landscape Chair (Jeannie Bangs) if they would like to change up the plants and foliage in the boxes.

Michelle P. inquired about the pressure washer. A pressure washer is available for residents to use and kept in the shed in the garage breezeway; however, it is currently broken. Ulf will be purchasing a new one.

James offered the use of sprays for neighbors who have wasp nests.

Meeting adjourned at 7:26 pm

Submitted by CHA Secretary, Michelle Stoll

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