

CHA Board Meeting Minutes, May 2023

Board Members attending:

President: George Winterscheid

Secretary: Chris Fountain

Treasurer: Laura Iwanaga

Harbormaster: Ulf Hansen

Director: Marie Winterscheid

Director: Alec Nielsen

Board Members absent:

Director: Jeannie Bangs (Chris Fountain as proxy)

Others attending:

Michelle Stoll

Paul Baker

Gabby Nielsen

Via Zoom:

Mike Smith

Meeting commenced at 7:05

Minutes of April meeting were approved.

TREASURER'S REPORT (see attached)

This month's report doesn't reflect major expenses incurred in May for repair of the water leak and breezeway renovation, or the most current water bill (to compare pre-repair usage with current).

HARBORMASTER'S REPORT

Major water leak

The water leak discovered in the parking lot has been fixed, repairing at least the pipe that goes from the shed back to the water meter. After we receive the most current water bill, it is hoped we will be able to determine if an evaluation of water entering individual homes will be necessary.

Leaking garage breezeway

The breezeway has been renovated with skylights removed, new flashing installed, and a new roof. Paul suggested installation of motion sensor lights to illuminate the breezeway

Sprinkler system:

Don is on working on repairs, and has completed fixing planter box irrigation shattered from winter ice

New work barge:

Jessie has left one of his barges for us to try. Ulf reports that it is stable, and at 20', is long enough to be a useful replacement for our existing work barge which has reached the end of its useful life. This replacement barge can be purchased for \$4K. Ulf and Paul will test how maneuverable it is in the river current. Purchase to be approved pending testing.

OLD BUSINESS

Outer Parking Lot Acquisition

Marie reported that she tried again to contact the City regarding purchase of the outer parking lot, but hasn't yet received a response. A suggestion was made that if we owned the space, we might consider building a boat shelter there to help alleviate inner parking lot crowding.

Revised Pet Bylaws (see attached)

The newly revised version of the Pet Bylaws was reviewed and approved. The new Bylaws are attached to this report. *Please read them and familiarize yourself with the changes.*

NEW BUSINESS

Thank you, Ulf!

Meeting attendees thanked Ulf for all his hard work in connection with supervising the water leak repairs.

Dog warning sign on entry gate

It was resolved that the new dog warning sign currently posted in the center of the entry gate will be moved to the side, so it is still visible, but is not the first thing seen when entering the property.

Bylaw violations

It was reported that the renter at Slip 13 may be unaware that they are in violation of some CHA bylaws. As President, George will write a letter to both the homeowner and the renter explaining the violations.

CHA Secretary replacement

Chris Fountain was voted in as CHA Secretary, replacing Dawn Banker who is moving to California.

Board Meeting summer recess

A motion was made and approved that, as is customary, Board Meetings will be suspended during the summer months of June, July, and August.

Meeting Adjourned at 7:45 PM

Respectfully submitted,
Chris Fountain
Secretary, CHA

Attachments:

Treasurer's reports (2)
New Bylaws: Pet Use Restrictions
CHA Rules and Regulations, Class Harbor Association, Inc.

Amended By-laws:

Use Restrictions

Pets – (including dogs)

Pets are permitted on or in the moorage, floating homes or floats, provided they are not kept or raised for commercial purposes.

(a) CHA Members owning Pets must comply with CHA Rules and Regulations.

(b) Visiting Pets must comply with CHA Rules and Regulations. CHA homeowners will be responsible for the pet visiting the moorage.

(c) Service / Emotional Support Animals must be certified, and the certificate must be kept on file with the CHA Agent of Record.

(d) Pets will be permitted as follows:

(i) The number of pets will be limited to 2 per floating home. Homeowners with more than 2 pets can petition the Board for an exception. At the Board's discretion, exceptions may be made.

(ii) All pets will be spayed or neutered.¹

(e) Pets will be permitted as long as:

(i) The owner picks-up the animal waste from common areas and disposes of the waste in the garbage.

(ii) The pet is leashed or kenneled at all times in common areas of the dock and grounds.

(iii) The owner controls noise levels (i.e. barking) inside and outside the floating home.

(iv) The pet cannot be aggressive and/or disruptive.

If the owner of the Pet fails to abide by CHA's Rules and Regulations, a homeowner shall file a formal complaint with the CHA Board. The Board will issue a written notice to the homeowner.

After three (3) written notices the Board will fine the homeowner \$1000. If the owner of the Pet continually fails to abide by CHA's Rules and Regulations, the Board shall require that the Pet be permanently removed from the moorage, provided the Pet is not a Service or Emotional Support Animal. If not removed within two (2) weeks of written notice of that requirement the Board shall petition the Multnomah County Circuit Court for an order requiring removal of the Pet permanently from the moorage, and/or shall exercise any or all actions or remedies set forth in Article X of the Bylaws. All costs and attorney's fees of that proceeding shall be paid by the Pet's owner(s).

Amended 4/2023

¹ This requirement is to prevent commercial purposes and aggression of pets.