

CHA Board Meeting Minutes

March 19, 2024 @ Slip 20 (Ulf Hansen & Michelle Stoll)

Board Members Present:

President: Alan Sprott

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Director: Jeannie Bangs

Director: George Winterscheid

Absent:

Treasurer: Laura Iwanaga

Director: Alec Nielsen

Homeowners Present:

Marie Winterscheid, Erik Rosekrans & Marina Counter (*Via Zoom*: Mike & April Smith, Paul & Sheila Baker, Chris Fountain)

Meeting called to order: 7:06 pm

The minutes were approved for January. Minor corrections were made to and approved for the February minutes.

TREASURER REPORT:

Nothing new to report for February. It was noted that the water bill through March 7 is high (\$5688.68). This will be reflected in next month's financial report. Laura advised the Board that she has appealed to the Portland Water Bureau for a reduction, based on the freeze in January that caused water leaks at slips 9 & 10. The process is expected to take about 3 months.

HARBOR MASTER REPORT:

*It has been suggested that the dock needs a pressure wash and a quote of \$3000 from the previous contractor was provided. After discussion, it was agreed to ask for resident volunteers to help with completing this task to avoid additional expenses. Ulf will conduct a count of those who have a pressure washer available, come up with a timeframe, and list of volunteers.

*The wash station at the east end of the parking lot is up and running.

*Ulf received a bid for \$2700 to complete the task of replacing the bottom 8" of exterior perimeter between all garage doors with treated wood and proper flashing – noting that some of the paneling has significant deterioration. The Board approved this amount to move ahead with the project.

*A survey to determine the soundness of dock pilings and dolphins is in progress and the contractor will be sending a report. The expense was previously approved by the Board. Securing a loan for the dock repair may be incumbent upon this report, as discussed in the January meeting.

*In a previous conversation with Ulf, Paul mentioned a leak in their garage. Noted in the October CHA meeting, Jason Spracklen (Painting) had assessed the roof to have a life span of approximately 5 years. The screws are no longer able to hold in certain areas and will cause leaks. It was suggested that a savings account be created for the garage roof to be repaired in the future (within 5 years) but advised that this should be revisited later. With a few big expenses approaching, Alan suggested Ulf create a list of maintenance issues to be addressed for future projects that the Board can consider down the line.

*Due to concerns that owners (or guests) are allowing their pets to roam in common areas of the dock and grounds without a leash, Ulf has been asked to create a general letter to remind members about the moorage rules regarding pets (*Use Restriction, Rules and Regulations, pages 6 & 7*).

COMMITTEES:

LANDSCAPE: *Jeannie Bangs (Chair), Marina Counter, Michelle Stoll*

Bravo Landscaping will mulch the upland property this spring.

ARCHITECTURE: *Alec Nielsen (Chair), Ulf Hansen, Don Larson, Marina Counter*

The Board would like to remind residents to refer to the guidelines of *Architecture & Appearance (Rules and Regulations, pages 2 & 3)* when considering modifications, including painting.

[Marina Counter has been added to the committee, per President's approval.]

SECURITY: *Erik Rosekrans (Chair), Don Larson, Ulf Hansen*

No issues to report.

DOCK REPAIR: *(currently on hold)*

DREDGING:

Alan reports that the final permit is being processed for approval. He met with a contractor whose task would be to perform a dive and measure under the last two homes on the west end of the moorage. A cost assessment will be provided to possibly move forward with dredging. The next open slot to dredge is November 1.

OLD BUSINESS:

Exterior parking lot: It was mentioned that Don Larson is in communication with PBOT, regarding public comment on the Surplus Real Property.

NEW BUSINESS:

Alan stated the Submerged Land Lease is up for renewal and the application will need to be submitted 180 days prior (by mid-summer).

The moorage may want to consider re-visiting the proposed land swap (discussed in the October meeting) between the Suttle Road property and upriver property (owned by Tim Spurgeon of Kleen Blast). This may be beneficial to the moorage in the future. Concerns were expressed over the previous proposal and the environmental condition of the upriver property. Further information is needed to consider re-visiting this topic.

Meeting adjourned at 7:45 pm

Submitted by CHA Secretary (2024), Michelle Stoll

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