

CHA Board of Directors Meeting  
November 21, 2023

Officers present:

President - George Winterscheid  
Secretary - Chris Fountain  
Treasurer - Laura Iwanaga  
Harbormaster - Ulf Hansen  
Director - Marie Winterscheid  
Director - Jeannie Bangs

Officers absent:

Director - Alec Nielsen

Members present:

Erik Rosekrans and Marina Counter  
Mike Smith  
Soren Peterson  
Paul Baker  
(No members attended via the Zoom link.)

At 7:05 PM, the meeting was called to order

Secretary's minutes for the October meeting were accepted with some minor corrections. The Oct. minutes will be corrected and sent out to the membership.

In his absence from the meeting, Director Alec Nielsen gave his proxy to President George Winterscheid.

TREASURER'S REPORT

Monthly Expenses: Laura reported that moorage expenses are in line this month.

Monthly invoicing and online fee payments: Laura proposed that monthly invoices be sent to each homeowner to allow for better tracking, and to permit easier late notifications. Also, she proposed that homeowners be allowed to choose to pay fees online directly from these invoices. She was asked to prepare information for distribution to the members outlining any additional expenses that would be involved with this option.

Upcoming major expenses: A brief discussion followed involving upcoming major moorage expenses that need to be budgeted in the forthcoming yearly budget for 2024, and the possibility of a moorage fee increase.

HARBORMASTER'S REPORT

Gate: Ulf reported that the gate acted up again, which was resolved with an easy fix by the company that helps to maintain it.

Garage maintenance: Ulf is still expecting a bid for the installation of treated wood around the lower part of garages.

LANDSCAPE COMMITTEE

Budget: Jeannie reports that the budget has remained quite stable during 2023, and may not need to be increased in 2024.

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DOCK REPAIR COMMITTEE

Dolphin/Piling Replacement: Committee Chair Marina presented a Dock Repair Committee Meeting Report (see attached PDF). Discussion followed involving replacement costs of the dolphin at the west end of the dock and pilings at the base of the ramp, which are critical to moorage safety. An officer from Lewis and Clark Bank informed the committee that these dolphin and piling replacements would need to be completed prior to application for a loan for the balance of the extensive dock work that eventually needs to be done.

Discussion regarding financial impact followed. Further information will be obtained regarding this project, and will be presented to the members for discussion and Board vote at the CHA Board meeting on Dec. 10. Mark Marine Service is available to do this work in April 2024, when high water will allow the work.

SECURITY COMMITTEE

Erik reported no recent incursions.

He suggested that when entering the gate, note if a stranger drives in behind you, then ask politely if you can help them. Hopefully this will help keep people who don't belong in the moorage outside the gate.

NOMINATING COMMITTEE

A nominating committee consisting of Alec Nielsen and Chris Fountain presented the following slate of officers for election to the 2024 Board of Directors.

For a one year term:

President	Alan Sprott
Secretary	Michelle Stoll
Treasurer	Laura Iwanaga
Harbormaster	Ulf Hansen

For a 3 year term:

Director thru 2026      George Winterscheid

Directors Alec Nielsen (through 2024) and Jeannie Bangs (through 2025) will continue serving their elected terms.

Nominations from the general membership for Board positions will be solicited via email until 10 days before the Annual Meeting, when ballots for voting will be distributed via email.

DECEMBER BOARD MEETING, ANNUAL MEETING, AND HOLIDAY PARTY

This year this combined December Board Meeting, CHA Annual Meeting, and Potluck Holiday Party will be held at the home of Don Larson on December 10. The combined December Meeting and Annual Meeting are normally quite brief. A potluck dinner and party will follow immediately after the meetings. More details will be posted soon.

OLD BUSINESS - none raised

NEW BUSINESS - none raised

Meeting was adjourned at 8:05 M

Respectfully submitted,

Chris Fountain  
CHA Secretary

3 Attachments: October '23 Budget and Balance Sheets, CHA Dock Repair Committee Meeting Report