

# CHA Board Meeting Minutes

February 17, 2026 @ Slip 7 (*Laura Iwanaga*)

**Board Members Present:**

**Absent:** (*none*)

President: Don Larson

Secretary: Michelle Stoll

Treasurer: Laura Iwanaga

Harbormaster: Ulf Hansen

Director: Michelle Pipitone

Director: John Pavlik (*via Zoom*)

Director: Alec Nielsen

**Homeowners Present:**

Gabby Nielsen, Pat & Sally Hearle, Tim Ciri, James Mabry (*via Zoom*: Mike & April Smith)

Meeting called to order at 7:00 pm.

Don confirmed a quorum.

The minutes for January were approved.

**TREASURER REPORT:**

Laura stated that expenses were minimal. She and Michelle P. continue to try and resolve the Quickbooks discrepancies. Laura will work on making the budget report available, which will show a few categorical changes. Don asked if there was any increase in insurance or property taxes. Laura stated only the usual 1.5% increase in property taxes.

**HARBORMASTER REPORT:**

Ulf did not have anything new to report. He recently walked the dock and mentioned that residents are in compliance with keeping personal property off common areas.

**COMMITTEES**

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

Sally reported on behalf of Jeannie who was not present: *Bravo Land Care will be on property Thursday for landscaping maintenance. Please move cars parked outside of the garages to the exterior parking area outside the gate, preferably away from the landscaped curbs. This helps to prevent debris damage to cars and allows the landscapers to do a complete job.*

ARCHITECTURAL CONTROL: (*Don Larson, Alec Nielsen, Jeannie Bangs*)

Don reported the committee approved plans for the replacement of the upper deck at Slip 4, currently in construction.

## **OLD BUSINESS:**

**Dredging:** Don mentioned he is awaiting a bid from the company that previously dredged around the moorage years ago. Also, a request for clarification was submitted regarding conflicting dredging timelines stated on two separate permits.

**Piling Replacement:** Don mentioned that he would like to get an updated cost estimate from independent engineer, John Deppa, who previously conducted the survey on the condition of the dock pilings in 2024.

## **NEW BUSINESS:**

**"No Wake" Sign:** Don received a few quotes for a large sign to be placed on the east side of Class Harbor moorage, near the middle of the channel, just before the train bridge. The area previously had a sign which Don suggested does help to slow wake and minimize any damage to the moorage. Two quotes of \$3700 & \$3800 were provided, which include a 2.6 x 3.75 aluminum sign with a 4 x 6 float. Additional costs for anchoring the sign (involving cable, cement, and buckets) would bring the total up to approximately \$4000. It was noted that CHA also pays commercial liability insurance to anchor the signs, approximately \$2000/yr.

Don shared an email he received from the VP of WOOO (Waterfront Organizations of Oregon) who sent a letter on behalf of the organization suggesting other moorages should help with the cost of these signs. The letter proposes that the "Big 5" (West Hayden, Jantzen Beach, Island Cove, Tomahawk Island, Class Harbor) equally contribute to the signage and insurance costs, as Class Harbor has been solely funding this for years. The cost per association would be \$740 + 1/5 of the insurance cost.

Alec **motioned** to approve ordering a new "No Wake" sign. Ulf seconded and the Board unanimously **approved**.

**Moorage Beautification:** Don suggested that residents begin to think about replacing the large wooden box planters around the dock. The planters are at least 40 years old and are decrepit, however the maple trees that sit in them are valuable. It was discussed whether we should consider repairing the current boxes or removing them completely. Though repairing the dock itself may be a few years off, Don suggested we start with removing the planter boxes and replacing the space with the maples in sturdy containers. When the dock project commences, the containers can be moved around and placed back in to planned spaces. Don mentioned that he asked Jeannie to research commercial planter containers to present to residents for consideration. It was suggested that we start with the first planter box at the bottom left side of the ramp.

Meeting adjourned at 7:25 pm

*Submitted by CHA Secretary, Michelle Stoll*

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