

Class Harbor Association Board Meeting Minutes April 20, 2021

Date: Tuesday, April 20, 2021

Location: Zoom

Board members present:

- President: Alec Nielsen
- Secretary: Dawn Banker
- Treasurer: Paul Baker
- Harbor Master: Ulf Hansen
- Director: Gayle Foster
- Director: Marie Winterscheid

Board members absent: Alan Sprott

CHA members attending:

- Gary Banker
- Gabby Nielsen
- Sheila Baker
- Don Larson
- Sally Cantrell Griffith and Tom Griffith
- Mike & April Smith
- Marina Counter
- Chris Fountain
- Rick Bryant
- Jeannie Bangs
- Jeanne Lamont
- Monique Delmar

The meeting was called to order at 7:04 pm by President Alec Nielsen.

The minutes from the March 2021 meeting were approved by the board.

Treasurer report

- Treasurer report attached with this email
- Note: electric bill has increased compared to last year:
 - 25% from January 2020 to January 2021
 - 49% from February 2020 to February 2021
 - 45% from March 2020 to March 2021
- Paul stated that these charges do not include Tesla charging for Jake Brownson/Monique Delmar's Tesla (those charges have been deducted from the bill)

- Paul asked that all residents be aware of this increase and try to help figure it out. Class Harbor Association pays for electricity to common areas (garages, walkways, mail shed)
- Also: water/sewer bill doubled for March. This was due to a major leak at Slip 10 in February. Paul repaired the leak, but it probably ran 6 hours before the repair. The Water Dept. is doing a test every two weeks to make sure we have resolved the problem; we may receive a partial refund. Payment made to Water Dept. for March is for the same amount as the February bill, but will be adjusted in the April bill.
- Paul asked that all residents be aware of sounds of water leakage around their homes and the docks and report possible leaks to Paul/Ulf as soon as possible

Harbor master report

- Storm damage:
 - Tree removal: Work needs to be done before next year's storm season. Ulf has received bid from Davey Tree Service and Genaro—the bids are comparable, but Davey Tree Service has more experience with tree removal. Alec asked that Ulf get a third bid from another service (service owner recommended by Alec)
 - Pruning trees (branches hanging over east side of property): bid \$1320
- Transformer leaning on east side of property need to be “shored up”. Jesse’s bid is \$4500 (information provided by Ulf after the CHA Board meeting). Ulf will call Jesse to confirm schedule for repair.
- Ulf reported (after meeting adjourned) that the moorage underwent a fire inspection on April 19. We “received a prize for our moorage’s high standard”.

Committee Reports

Landscaping Committee:

- Nothing in addition to damaged tree removal/trimming
- Feeding and weeding
- Erik and Marina are working on erosion control on east end with logs; runoff will hopefully cascade water more gently

Dredging Committee:

- Alec gave update (Alan Spratt absent):
 - Alan said, “It’s a waiting game”; no real update
 - If any questions about dredging, let Alec know and he will ask Alan

Electric Car Charging Committee (Ulf Hansen, Marina Counter, Marie Winterscheid)

- Committee has researched feasibility and cost for installing additional charging stations in garages or community charging station. Currently, there are three electric cars in the

moorage. One garage (Slip 7) has charging station installed/paid for by owner. Moorage only has capacity for 2-3 individual charging stations in garages

- Community charging station: approx.. \$18,000
- Charging station for one garage: approx.. \$5,000
- Because electric car and charging station technology is improving rapidly, committee recommends revisiting this issue sometime in future. Solar panels on garages might be investigated as a way to offset electricity costs.
- Paul reminded Board that charging station in Jake Brownson/Monique Delmar garage was installed with Board's approval "at will". Before transferring ownership to new owner, the charging station must be approved again.

Old Business:

- Still investigating leak in Gayle Foster's garage. Possible leaks in garage #19 and #29. Suggestion to have roofing company inspect garage roof this summer.

New Business:

- It is believed that the tenant in Slip #13 has moved out. Alec contacted the owner, Karina Stone, to remind her that per CHA Bylaws, all future tenants must pass a background check and that the lease (minimum of one year) must be submitted to the CHA Board for approval before leasing her property again.

Meeting adjourned at approx. 7:45 p.m. (I forgot to check the time)

Next meeting to be held Tuesday, May 18, 2021. Weather permitting, meeting will be held (socially distanced) in parking lot. Otherwise, meeting will be held via Zoom. Secretary will send e-mail to inform residents of meeting venue.