

CHA Board Meeting Minutes

May 22, 2024 @ Slip 16 (*Alec & Gabby's*)

Board Members Present:

President: Alan Sprott

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Treasurer: Laura Iwanaga

Director: Alec Nielsen

Director: George Winterscheid

Absent:

Director: Jeannie Bangs

Homeowners Present:

Michelle Pipitone, Mike & Rhonda Erstad, John Pavlik, Marina Counter, Gail Foster, Marie Winterscheid, Paul & Sheila Baker (**Via Zoom:** Mike Smith, Don Larson, Chris Fountain)

Meeting called to order: 7:02 pm

The minutes were approved for April with a minor correction.

PRESIDENT REPORT:

This is the last meeting of the season. No monthly meetings during the summer but will resume in September.

TREASURER REPORT:

We are close to our budget except for dredging expenses (\$8076, budgeted for \$2000). The balance sheet will need to be revised with a few corrections. (*The April financial reports were emailed to residents prior to the meeting and are available to view on the CHA website.*)

HARBOR MASTER REPORT:

* The garage exterior baseboard project is complete (replaced and painted), including painting of the south exterior baseboard of the mail shed. Ulf notes that a few areas show inconsistencies in appearance, due to previously staged construction of the garage structure. However, the work is properly done. He emphasized that the entire garage exterior is in bad shape (rotting/exposed wood) and needs to be replaced at some point – especially the east and west ends of the structure.

* As we deal with intermittent gate issues, Ulf has asked Metro Overhead Door & Access Control to provide a quote for a gate drive replacement – which seems to be an underlying issue. Metro has been the company used by CHA, but Ulf will look into other companies for bids as well. Laura offered to research the amount that gate maintenance is costing the moorage.

COMMITTEES:

LANDSCAPE: *Sheila Baker (Interim for Jeannie Bangs (Chair)), Marina Counter, Michelle Stoll*

* Jeannie returns to the moorage in June.

* Monthly maintenance is on schedule by Genaro and his team. "Thank you" to residents for moving cars to the exterior lot when notified. This helps the landscapers complete their tasks to the full extent.

* Thanks to our landscaping volunteers for tidying up areas around the moorage; Alan pointed out a nice job on the east side of the parking lot, thanks to the efforts of Erik & Marina.

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

No report

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

No issues to report

DREDGING:

The final application has been re-submitted due to changing the sediment disposal area from across the river to just downstream from the next moorage (not St. Helens, as previously noted). Alan expects this to be done within the next week or two. Once complete, he can proceed with obtaining a quote for the dredging process and anticipates we should be able to secure the dredging slot in November.

DOCK REPAIR:

In discussion leading up to the dock repair, many suggestions and concerns were brought forward: Whether there is an urgency to first replace wood pilings as recommended by the engineer's survey assessment (to be emailed to members for reference); whether there is an urgency to move forward with a dock repair; what the updated costs will be and how will the moorage pay for these projects; where do we prioritize this among a list of other issues that need attention.

Alan reiterated forming a special committee to prioritize this and future projects so that we can be "thoughtful about progress moving forward". The committee will be tasked with breaking down capital expenses vs. maintenance expenses and prioritizing the Harbormaster's list of recommended projects/improvements, in addition to other items suggested by residents (i.e., repainting the garage building and possible purchase of the exterior lot). Please contact Alan if you are interested in being a part of this committee.

OLD BUSINESS:

** In response to Sheila's email regarding pets, the Board, again, must remind residents (and guests) to refer to the **Rules & Regulations (Use Restrictions, Pets, p.6)** for guidelines on pet ownership in the moorage and penalty for non-compliance. This issue was noted at the March meeting, specifically pets in common areas of the dock and grounds without a leash. Please be respectful and ENSURE PETS ARE LEASHED IN COMMON AREAS (outside the home). [See also, **By-Laws, Article 12, Use Restrictions, Section 1. Pets, p.24**] **

NEW BUSINESS:

* Sheila advised that Phil Sherman (Slip 10) has been in the hospital and expected to go to hospice. Residents may occasionally see Phil's son, Ernest, on CHA property.

* Don has been in communication with the City of Portland regarding the exterior lot. The City should have a value assessment within a month. He will provide an update when it becomes available.

* Don received an estimate from Jason Spracklen (Painting) for the garage building: \$12,000 - \$13,000, including the mail shed (roofs were painted in 2023). He recalled it has been 10+ years since the garage building was last painted.

* Alan asked if there is interest in utilizing a section of the guest parking lot for a makeshift Pickle Ball court. Alec and Gabby offered the use of their net. Mixed feelings were expressed. It was suggested to utilize a different area on the south side of the garages. Alan will consider options.

* Gabby & Alec proposed moorage movie nights during the summer using their projector. A schedule will need to be worked out.

Meeting adjourned at 7:55 pm

Submitted by CHA Secretary (2024), Michelle Stoll

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