

CHA Board Meeting Minutes

Corrections added in red

April 16, 2024 @ Slip 21 (Paul & Sheila Baker)

Board Members Present:

President: Alan Sprott

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Treasurer: Laura Iwanaga

Director: Alec Nielsen

Absent:

Director: George Winterscheid

Director: Jeannie Bangs

Homeowners Present:

Paul & Sheila Baker, Chris Fountain, Kappy Cox & Emerald (Kappy's granddaughter), James Mabry (***Via Zoom:*** Mike Smith, John Pavlik)

Meeting called to order: 7:04 pm

The minutes were approved for March.

TREASURER REPORT:

Laura advised a credit of \$1945.94 was issued by Portland Water Bureau in response to the appeal of February's excessive water bill. State and Federal taxes have been paid. Interest was earned on CHA's savings account. (*The March financial reports were emailed to residents prior to the meeting and are available to view on the CHA website.*)

HARBOR MASTER REPORT:

*The survey report for the moorage dock pilings and dolphins suggests the steel pilings are sound and wooden pilings have a life span of 5 - 10 years. The worst appears to be the wood piling with a metal cap at the bottom of the ramp. The Board previously approved this assessment in the event that repairs would be required by a bank before submitting a loan application for the dock repair. Alan will consult with Marina Counter regarding previous bank inquiries (Dock Committee report in 2019). Laura recommended that CHA assess future expenses for the moorage before inquiring about a loan.

*Pressure washing is 95% complete. Ulf thanks all who took the time to help the moorage complete this task!

*In response to last month's meeting, Ulf recited a few maintenance projects and improvements that he suggests are important for future consideration: Garage Roof **Replacement** (mentioned in March meeting) - Gate Drive Replacement (currently awaiting a quote) - Electric Vehicle (EV) Charging (need information on grant money, possibly available in the next year) - Dock Repair - Honey Pot Lid Replacement (rusting) - Pavement Regrade - East Lot Tree Pruning - Solar Paneling Atop Garages - Additional Garages.

COMMITTEES:

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

*Sheila apologized for prematurely sending out a reminder to move cars this past Saturday. Genaro's team will be here Saturday, April 20 to mulch, blow out debris, and perform usual maintenance. It is important for cars to be moved out of the lot before 8:30am so that Genaro's team can have the space needed to fully complete their tasks. Moving cars out also minimizes possible damage from debris being blown around.

*The irrigation system has been turned on and water is pulled from the river during timed intervals for the summer season.

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

No report

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

Alec received an inquiry from Karina Stone regarding a possible tent on or near our property at the East end. It was later determined by a few residents that no tent can be spotted on the location in question.

DOCK REPAIR: *(currently on hold)*

DREDGING:

The permitting process is complete, and we have the permits to move ahead with dredging! Obtaining the final permit was incumbent upon changing the disposal site across the river from the moorage to St. Helens, which will impact costs a bit (to be determined). The next open slot to dredge will be November 1.

NEW BUSINESS:

It was discussed that Ulf's list of maintenance items should be prioritized. Alan suggested a committee be delegated to research costs and provide information on each task.

Meeting adjourned at 7:40 pm

Submitted by CHA Secretary (2024), Michelle Stoll

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