

CHA Board Meeting Minutes

September 17, 2024 @ Slip 9 (*John & Silvia's*)

Board Members Present:

President: Alan Sprott

Secretary: Michelle Stoll

Harbormaster: Ulf Hansen

Treasurer: Laura Iwanaga

Absent:

Director: Jeannie Bangs

Director: Alec Nielsen

Director: George Winterscheid

Homeowners Present:

John & Silvia Pavlik, Paul & Sheila Baker, Gail Foster, Erik Rosekrans & Marina Counter, Michelle Pipitone, Hannah Joyner & Clayton Howard (**Via Zoom:** Mike & April Smith)

Meeting called to order: 7:04 pm

Approval for the May minutes has been deferred until the next meeting.

PRESIDENT REPORT:

Alan acknowledged that a few long-time residents are preparing to move and welcomed new tenants to the moorage. He noted that the moorage faces a few big projects coming up and a few to be determined.

TREASURER REPORT:

Laura thanked all homeowners for paying moorage dues on time. She noted that overages in the August budget are due to major maintenance and dredging expenses. (*The August financial reports are available to view on the CHA website.*)

HARBOR MASTER REPORT:

*The gate drive has been replaced with a ground level unit. This should be less of a maintenance nuisance due to fewer moving parts. The cost of replacement was roughly \$6,000 compared to Metro's bid of \$12,000 for the same unit. The work was performed by PDX Automatic Gate and includes 1 year of preventative maintenance.

*The yearly fire inspection passed with minor repairs. Previously performed by the Fire District Harbormaster, this is now performed by a private company (Wyatt Fire). This is the same company that has been purging the moorage fire lines dry for past winters – purging was accomplished after the inspection. Later, there was a discussion on whether a 5-year certificate for the inspection was available. Alan questioned whether a 5-year certificate would be a good idea considering our deteriorated system. Ulf will investigate it. The fire line in front of Slip #4 has corrosion and Wyatt Fire suggested that it be replaced (quoting \$2400) – they noted the location of repair is difficult to access.

*The moorage fire extinguishers have been recertified for another 12 months.

*Don replaced the irrigation pump and control unit. The cost was around \$1400.

*The main water line backflow valve was tested and failed. Repairs have been made.

COMMITTEES:

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

*Sheila discovered that the irrigation pump had not been working for some time. Certain plants appeared to be wilting. She asked that residents be attentive to conditions around the moorage and report any concerns. She thanked Don for replacing the irrigation pump and controller. The pump had lasted for the last 20 years.

*Sheila pointed out that accumulated debris and weed growth underneath the ramp will restrict water flow to the irrigation pump. This area (adjacent to the honey pot and irrigation pump) must be kept clear, usually done by physically removing debris. It was suggested that Genaro be asked if this could be accomplished as a part of the upland maintenance. Sheila will investigate it.

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

No report

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

*Gail mentioned that both she and Jeannie have observed the same vagrant male on property. Jeannie had previously confronted him during daylight hours, advising him of this being private property.

*Sheila advised that she painted over graffiti discovered near the moorage.

*Ulf and Sheila both observed a pick-up truck parked several nights in the exterior lot. Ulf observing the driver walking west on Marine Dr. Sheila mentioned she had taken photos of the truck.

DREDGING:

Alan is waiting to secure bids and anticipating the November slot for dredging.

OLD BUSINESS / NEW BUSINESS:

Nothing new was brought up

Meeting adjourned at 7:37 pm

Submitted by CHA Secretary (2024), Michelle Stoll

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