

CHA Board Meeting Minutes

October 15, 2024 @ Slip 20 (Ulf & Michelle'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:

John Pavlik, Gail Foster, Hannah Joyner & Clayton Howard, Marie Winterscheid, Gabby Nielsen (*Via Zoom*: Mike & April Smith, Chris Fountain)

Meeting called to order: 7:05 pm

The minutes for May and September were approved.

PRESIDENT REPORT:

No report

TREASURER REPORT:

Laura stated that all homeowners continue to pay moorage dues on time. She noted that overages in the budget are due to maintenance costs (not including any gate issues!) and an increase in insurance rates. Alan brought to our attention that there has been chatter from WOOO (Waterfront Organizations of Oregon) regarding discrepancies in the billing of the Rain Tax (storm water) by the City of Portland. He has asked Laura to provide a copy of the water bill so he can check for any discrepancies.

HARBOR MASTER REPORT:

Ulf ordered a replacement of the fire suppression line in front of Slip #4, which had a small leak during the yearly required pressure test. The repairs appeared to have been completed.

COMMITTEES:

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

No report

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

No report

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

No report

OLD BUSINESS:**DREDGING:**

Alan received a high quote of \$300,000+ for the planned dredging project. With the quote well above our expectations, Alan will seek another bid from Mark Marine (in Camas) and Alec will explore possible dredging options performed by Columbia Crossings. Mark Marine also has the ability to replace our bad pilings. Alan mentioned that moving to a more affordable process (clamshell dredging) will require temporary relocation of 3-4 homes situated on the west end of the moorage. This cost would be included in the overall dredging project. Alan is hopeful that we can still commence the task this dredging season.

NEW BUSINESS:

*Alec and Gabby have offered to host the December meeting and incorporating a holiday social. It was discussed that the date be changed to coincide with the Christmas Ships sailing down North Portland Harbor on December 19.

*James inquired about adding a play area around the lower east end of the uplands. Alan suggested he submit a proposal to the Architectural Committee.

Meeting adjourned at 7:31 pm

Submitted by CHA Secretary (2024), Michelle Stoll

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