

Minutes \*\*\*\*\* CIMA Board meeting -- April 8, 2024 \*\*\*\*\* Minutes

President Hasty called the meeting to order at 6:30pm.

The meeting was held at the boardroom.

In attendance were: Susie Hasty(President), Dana Jacobs (Treasurer) and Dave Bartz (Sec'y)(via phone from out of state). Members in attendance were: Dave Dunbar, Bill Nicholson, Liz Christie, Katie Schnell and John Zuchero

1. Bartz summarized the minutes of the Annual Member meeting held on Feb 25, 2024
2. The Board MOVED and APPROVED UNANIMOUSLY the 2024 budget presented at the Annual meeting. The Board had received much input on the budget from members before and during the annual meeting and the board had not received any negative input since then.
3. Hasty began her report with farewell remarks for Christine and Vaughan deKirby who have recently announced the purchase of a home in Lake Oswego. Slip 5 is currently for sale. We wish them well. Hasty heartily thanked several members for spreading bark chips recently (through the work of Jacobs we came into some gratis wood chips). The spreaders included: Bill Nicholson, Dave Dunbar, John Zuchero and Nancy Hayes. THANK YOU!!

Also highlighted by Hasty was the good work of Sue and Dave Bartz to re-paint (Sue) and refurbish (Dave) the heron and sign at the front gate. This work will avoid a scheduled and expensive project to keep the sign fresh looking.

4. Jacobs presented the Treasurer's report.

As of April 8, 2024 our account balances are:

Checking (aka Operating)	\$31,872.57
Savings (aka Reserves)	\$76,192.32
Security Deposit	\$12,124.72

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There was a brief discussion of the Security Deposits. The security deposit is an alternative way Members can meet the requirement in the By-laws for all Members to sign a Security Agreement giving CIMA the right to be paid first for any outstanding amounts at the time of the sale of a slip. This alternative is most often used when a lender is involved on a purchase; members can also opt to put up a cash deposit in lieu of signing the Security Agreement.

5. Committee Reports

- a. Architecture. The ARC walk around inspection will occur in May. An email with the precise date will be sent in advance. A copy of the ARC checklist used for the walk around will be distributed soon. This annual process ensures the continued high standards of upkeep by home and boat slip owner; such high standards benefit all of us as we enjoy the Marina and protect our investment in the Marina. Nancy Wilder is the committee chair.
- b. Emergency: Liz Christie (chair) urged members to ensure that they are able to access their Emergency Handbook and understand what it contains. As a committee of one, Christie also invited others to join the committee. Also, there was brief discussion about melding the Emergency Committee with the Security Committee. More evaluation by the Board to follow.
- c. Landscape: chair Katie Schnell confirmed that the vegetation spray used by our landscape contractor is non-toxic to pets. She confirmed this directly with the supervisor of our Landscape Service vendor. There had been some concerns raised and this confirmation is helpful. The Board also acknowledges Katie for her time and efforts with the work in the CIMA "yard". She is constantly working on projects to improve the area.

We then discussed the upcoming RFP the board will conduct to explore less expensive options for our landscape work. An RFP was performed a few years ago; 12 contractors were invited, 2 showed and only one, our current and longtime provider, submitted a bid. We are too small and too far to travel for most contractors. Jacobs will lead the effort to try again.

- d. Maintenance: Chair Katie Schnell reported unhappy news; as of April 8, 2024 we have confirmed a breach of the lines in our septic system. Tree roots have punctured pipes preventing the effluent from moving to and through the treatment process. The area of the break is upland and between the stone distribution area located downriver of the parking lot at Gazebo 2 (downriver) and downriver toward the boat trailer lot. Our contractor has been on site and will soon provide a proposal. The contractor will also provide the report to the Oregon Department of Environmental Quality as required in our permit. The fix will likely be complicated and expensive. Such work was not planned.

Schnell also made a note that the bio swale part of our stormwater system may need sediment removal in the coming year. Schnell will explore possible vendors.

- e. Reserve Committee

Bill Nicholson (Co-chair) reported on some review the committee did since the Annual meeting on the question raised at the annual meeting about whether or not it was time to renew the reserve study (2018). Simple answer: no.

The study continues to be accurate; the projects projected as important remain a good priority list are cost estimated reasonably. A new study would be expensive (current study cost \$4500, new would be \$6k+) and other organizations look at doing new reserve studies every 10-20 years.

The board MOVED and VOTED unanimously to not renew the reserve study at this time.

Nicholson continued the report of the Reserve Committee and described briefly the plan for propane line replacement. This is the major project for 2024. Approximately \$62,000 bid. Work not yet set, but looking to mid-summer.

\*\*NOTE TO MEMBERS: when propane lines are replaced there will be no propane available for heating, cooking, etc. May be for a few days. Details will be specific and will be shared as soon as available. Dave Dunbar is helping with project.

Final reserve topic involved a general conversation about the annual amount set aside for reserve projects in our monthly dues. Our current needs and spending on long term maintenance projects shows the current, approx. \$40,000 annual, is the right amount. The Board and the Reserve Committee will keep an eye on projects and spending so that adjustments (reduction or increases) can be timely forecast. No change at present.

#### Comm Reports (con't)

##### f. Security Committee

Dave Bartz(Co-chair) presented some information and discussion items. Bill Nicholson added some related input from recent local meeting on Sauvie Island hosted by Mult. County Sheriff. (Nate Hines (Co-chair) could not attend due to last minute family matter)

\*\*\*Nate will provide a tutorial (in-person and on video to be loaded on website) to show Members how to use smart phone (one touch) to open gate remotely (from your house or off-site).

A key item to security is limiting the folks who have the code. There is no reason to give one time users or commercial folks the code. The remote entry works.

###### (i) Recent trespasser/attempted home entry

Recently the Hines family was visited by trespasser. He walked their decks AND tried to get in a door. He could not and the Hines were home at the time. The trespasser left; although he was followed at some distance, no one could determine how he accessed the CIMA property. There is a video of the event; contact Nate if interested in viewing.... spoiler alert, you can't see who.....

###### (ii) Options: what are folks willing to support with a change in behavior (limit code distribution for example) or pay money (pay for lights, cameras, increased gate use, such as at the top of each ramp or such)? A key first step is changing the gate code. When we have contacted the Sheriff and other marinas for input and assistance, the first question is always, "how often to do you change the gate code?" CIMA has not changed the gate code in a long time.

The board will explore changing the gate code; it involves all Members, first responders and delivery services. Stay tuned

Other option are cameras, increased lighting and additional gates and/or main gate upgrade (perhaps enable regular code changes OR enable use of QR code or other “sticker” on Members’ vehicles) Lots of options, beyond changing the gate code, will be reviewed and shared with members as they are evaluated.

- (iii) MULTNOMAH CTY SHERIFF Bill Nicholson attended a meeting on Sauvie Is at which the Sheriff was the key speaker. Several deputy sheriffs attended. The Sheriff made clear that our safety is a priority. (NOTE from Editor: in the last year CIMA has needed the sheriff’s help on a few occasions and on each occasion (including nights and weekends, our 911 calls were handled promptly).

Some of the items shared included:

Island residents have requested a camera on the Wapato ( Sauvie Island) bridge. In the near-term, Tri-Met and the Sheriff are working to use a “blue light” security system in the bus parking lot on the island (you can see such systems being used at retailers in the area). NOTE: as these minutes are being written the light is activated and we are engaging Sheriff on potential downsides, adjustments; stay tuned. There was discussion of removal of wrecks/derelict boats. Many have been removed; many remain. The removal work continues. NOTE: the partially sunk wooden sailboat downriver ½ mile from CIMA and next to the Sauvie Island bank will be left in place as habitat. As for houseless populations, the Sheriff has this as a priority. ANY notice of activities that look like camping or inappropriate use of land should be PROMPTLY reported (to NON-emergency number unless urgent). Currently Mult. Cty has approx. 1300 beds available for houseless folks and approx. 4000 folks w/o houses. Big thanks to Bill for attending the meeting.

Safety (con’t)

## YOUR SAFETY MATTERS

The Sheriff URGES

ALL OF US to

\*\*\* Dial 911 for any present threat or emergency \*\*\*\*\* You can also TEXT 911

### Or, for a potential threat, suspicious person or activity or some such call the Sheriff’s NON-EMERGENCY number: 503-823-3333

!!! PLEASE put this number in your phone and in a prominent place in your home/garage/vehicle. The Sheriff encourages use of this number for issues that concerns us. In this writer’s experience the Sheriff’s office is respectful and responsive. No question or issue is treated lightly nor dismissed.

Finally, from the Sheriff:

You can also file a non-emergency report if you don't want to call at this website. Enter the following in your browser/search engine:

[mcso.mycasenumber.us](http://mcso.mycasenumber.us)

6. Old Business

a. Social Calendar.

With input from attendees and incorporating feedback the board received since the draft calendar was distributed in Feb '24, the following dates are set

1. Board meeting: October 21. There may be another meeting in summer, TBD. All members will receive advance notice of any formal board meeting
2. BBQ Sunday -- July 21 4pm.
3. Holiday decorating of the gazebos and CIMA lawn – November 30, approx. 9a
4. Progressive Dinner-- December 8
5. Christmas Ships -- December 15 (usually arrive at CIMA between 6:30p and 7:30p)

Old business (con't)

6. NEW event

Third Thursday!! (or, Thirsty Thursday) A BYOB happy hour, hosted at CIMA in the summer months where there is no BBQ

June 20 and August 15 at 4pm

We are looking at a potential for Sept 19; stay tuned

\*\*\* Watch for details on these new opportunities to connect.

7. NEW business

- a. The board has received a proposal from Kris Hines to establish a Recycling committee. The board APPROVED the proposal unanimously. Chair, Kris Hines, members: Wendy Madar, John Zuchero and Nancy Hayes. The board applauds these members for their interest and initiative.

\*\*\* Pertinent portions of the GREEN TEAM proposal, below \*\*\*

PURPOSE: The CIMA Green Team committee has been formed within CIMA as a way to do what we can to help our planet, save money and “do the right things” when called to do so. We want to educate, inspire and create real change for the CIMA community as it relates to reducing, reusing and recycling in all ways AND having fun and fellowship while doing so.

GOALS: CIMA Green Team Committee is focused on teaching CIMA neighbors about ways to reduce, reuse and recycle everything from plastics, food products, clothing, furniture, and more. We plan to do this in a number of ways via various activities such as seminars, knowledge sharing, creating easy projects for neighbors, hosting events, collecting items for donation and more.

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If YOU want to contribute to any committee or see a need at CIMA to be addressed, please contact a Board member. We rely on ALL of us to help keep our community welcoming, beautiful and well-functioning.

- b. Housekeeping of CIMA member spaces (workout room, board room and bathroom)

The long time, and highly valued and appreciated, crew that has kept us clean is retiring. We will look for replacements. Some members have volunteered in the interim; OTHERS welcome. In the meantime, please keep areas you use TIDY!!

- c. John Zuchero asked about the new owner’s guide he drafted. The board is reviewing it and committed to be back to John in April. The work will be a great addition for new and existing members. The “guide” will be posted on the CIMA website.

[channelislandmarina.com](http://channelislandmarina.com)

\*\*\*the Board encourages YOU to access the website for helpful information including meeting minutes, calendar and other pertinent items (thanks to Nate Hines for the good work in launching the website).

- d. The board THANKED Dave Dunbar who operated as the board’s eyes and ears (and hands and feet) while the three of us were traveling in March.

Meeting ADJOURNED at 8pm.

