

President Nicholson called the meeting to order at 6:32.

Attendees: Bill Nicholson, Dana Jacobs, Dave and Sue Bartz, Christy and Doyle Miller, Susie Hasty and Katies Schnell, Liz Christie and Dave Dunbar

1. Treasurer report
2. Treasurer Dana Jacobs updated us on money in CIMA accounts

As of 9/30/25

Checking	\$40,359.43
Reserve	\$54,110.55
Security	\$10,662.75
TOTAL	\$105,132.73

Recent expense for removal of diseased tree near Gazebo 2 (downriver) was approx. \$4350

3. Secretary report

Secretary Dave Bartz briefly reviewed the recent sale of Slip 7 with Denise Dean acting as the lead CIMA person. Under our new rule for sales, the buyer will pay \$500 for the transfer. CIMA will pay Denise Dean to be the lead, getting support from CIMA members as needed. The process went well.

Please NOTE: the charge will be applied to all sales listed after this summer; current sales of 7, 4 and 13 do not come under the new rule and will not have any transfer charge.

4. President Report

President Bill Nicholson welcomed new members Ted Conrad and Erica Aeby, Slip 7!!

PLEASE NOTE Holiday events coming in November and December and join in the fun.

THANK YOU to Paige Stoyer and Mark Crawford (slip 10) for their contribution of a "racing" quality exercise road bike; now in the workout room!!

(thanks for Dana Jacobs for making room for Paige's and Mark's contribution with some re-arrangement in the workout room)

KUDOS to Katie Schnell for hard and good work in the prompt removal of the diseased tree near gazebo 2. Katie is already hard at work on re-shaping the landscape and preparing plantings for the area.

THANK YOU\*\*\*THANK YOU to all the volunteers who helped move bark chips in the last week. 11 volunteers over two sessions hauled and spread chips. Your volunteer effort is much appreciated. This work saves us money each year and strengthens our community.

## 5. OLD Business

### a. Gate access and Cameras

Dave Bartz reported while project leader Nate Hines was off the continent working.

We are making good progress with new users coming on line without much problem. Difficulty with Fed Ex deliveries is being addressed; time will tell how effectively.

\*\* Please report any gate issues to the Board or Nate Hines

IF YOU HAVE A Fed Ex delivery, Please ensure your delivery instructions are updated, the old code removed and company has your cell to call you when they want access (remember, you need NOT be at CIMA to give a delivery driver access.)

\*\*\*from the floor questions were raised about unattached cables and other elements of the hardware for the gate and cameras. Work remains to make permanent fixtures while we work to tweak the new system.

\*\*\*\* NEXT SUMMER the time for washing the underside of the gazebo roofs will be scheduled and we'll want to coordinate the new electrical system hardware with the cleaning process.

### b. NO WAKE efforts

Dave Bartz reported: The small house-based signs we've been discussing won't work; the Oregon Marine Board has minimum size requirements that make that option impractical (and, ugly). We continue to be concerned about the cost/benefit of buoys. The latest effort involves large ("house sized") signs like we already have on the upriver pilings at CIMA. Subject to additional work to be done (cost and construction elements and Marine Board approval) we are looking at adding a new sign on the downriver side of the house at Slip 1 and replacing/upgrading the signs on the upriver end of the marina.

Kudos to Dave Dunbar for his wiliness to host the downriver sign.

From the floor an idea was presented about a flashing sign showing speed (like a “speed zone” electronic sign on local roads). This idea and other aspects of the matter were discussed. Stay tuned.

- c. Bill Nicholson reviewed the project of installing new bulbs in the parking lot. Attendees reported the brighter lights making a difference. Bill also discussed a longer-term project to replace the “yellowing” exterior covers. The covers are expensive and replacement will occur on an as needed basis in the coming years.
- d. New Owners Guide

Members John Zuchero, Nate Hines (our “webmaster”), Bill N, Dana Jacobs have worked on the New Owners guides and the challenge of what format and how to be distributed.

Paper or electronic was the discussion. The conclusion seemed to be that a new owner should be asked and then given a guide in the format they choose. Dave Bartz commented on the prompt release of the Guide to brokers for likely buyers that is already happening.

- e. Purchase of Slip 20

CIMA has purchased slip 20. The rights formally given to the Developer are now owned by the Association. Some details remain to be resolved. Two key ones are: 1) Dividing the boat slip space (10 feet) among slips 9-19. 2) the 400 shares originally assigned to Slip 20. The board is working on those issues. A brief discussion was had and input received on the issues. Next spring seemed to be a good time to rearrange the boat slip markers. And, as for the votes there was support for simply making document changes necessary to remove the 400 shares from the CIMA total of shares, currently 10,175. That way no share owner (classes of shares A, C and D—Class B no longer exists as it was a class of shares for only one slip, Slip 20)) will have no more or fewer shares than prior to CIMA’s purchase of Slip 20.

Please note: as was discussed in the recent past and earlier this year, the loss of a separately owned slip 20 means fewer dollars paid for CIMA’s income and each property owner will likely see a slight increase in property taxes and the share represented by slip 20 is absorbed by slips 1-19 and 21-40.

## 6. New business

Dave Bartz reviewed information related to electrical service to the boat slips.

Currently the actual use of each slip is recorded by a meter and a CIMA member reads the meters quarterly and then the boat slip owners are billed. (thanks to Dave Dunbar for his faithful meter reading for these last few years).

In short, the meters are failing operationally. Replacement of one this year cost more than \$1000 and the meter is still not working correctly. Replacing all of the meters would cost in excess of \$10,000 and still leave us with operational challenges.

The board is looking at other ways of billing the boat slips. Currently, the annual bill is approx. \$4400 and that is paid by slips 21-40. Perhaps a charge based on slip size, or an average use of amperage size (50 or 30). The board will continue to evaluate options and communicate more with the boat slip owners.

## 7. Committee reports

### a. ARC

No news from the ARC. Walk around in 2026 will be in approx. May. The date will be communicated in advance. Nancy Wilder, ARC chair, continues to be involved in construction and modification requests.

### b. Maintenance

No specific projects mentioned by Chair Katie Schnell (other than her seemingly nonstop care for our physical facilities). She is working on the parking lot drains in the downriver lot.

### c. Emergency

Yea! John Zuchero has joined the committee and is assisting Chair Liz Christie. A few topics

- (i) Emergency books. After much thought and discussion and consultation with President Bill N., the committee has decided to give a copy of each book to each board member.
- (ii) Bill N. encouraged all Members to have the directory of all Members put on their phone (in "Notes" perhaps) so in an emergency we can contact an involved member.
- (iii) October 25 will be the horn drill. Each homeowner has a CIMA provided air horn. On the 25<sup>th</sup> of October, Liz will conduct a drill by blowing the horn on the dockside of the homes. IF you hear it, let Liz know at that time.
- (iv) The committee is considering an AED use refresher. REMINDER: we have AEDs in each gazebo. Easy to use instructions are inside. In an E'y, DIAL 911 and then use the AED if comfortable.
- (v) Finally, a new effort by the committee will include a new process of having a brief "teaching moment" at each board meeting on a topic of emergency preparedness

### d. Security

All information covered earlier under Gate and Camera topic

### e. Green Team

Green Team Chair Kris Hines reported (via written report provided to President Bill Nicholson) that many CIMA members are using the Ridwell memberships of approx. 6 of us to recycle their hard to manage items (odd receptables, corks, batteries, etc) and that is a good thing.

The committee continues to evaluate composting (how to be done and who would use it).

f. Reserve Committee

Bill Nicholson announced that Doyle Miller has been added to the Reserve Committee (now Bill N, Brian Jarvis and Larry Beckadahl) Larry will be leaving the marina when their house sells. Welcome Doyle! AND, THANK YOU Larry for your strong and long service to CIMA on the Reserve Committee.

The committee continues to monitor the pavement on the road connecting the two gazebos. No current projects planned.

g. Landscape

Good news reported by Chair Dana Jacobs: our landscape contractor will not raise its price for 2026.

The committee is looking at options for the open area next to gazebo 2 created by the removal of the diseased tree. Wax Myrtle seems to be the front runner. It is a native shrub. Some discussion was had and the committee's progress was appreciated.

Bill Nicholson repeated his THANKS for the chip moving crew!!!

8. From the Floor

Susie Hasty raised the concept of CIMA buying a snow blower. As our weather brings more snow and our population shrinks for the winter (and, ages), perhaps we need a more dependable approach to snow removal. Much discussion was had. Our new neighbors from Alaska (the Millers) added some knowledgeable comments. Susie and Dana will look into equipment and contractor options for snow removal for at least the main floating sidewalk. Ramps and parking areas are an additional consideration.

Meeting adjourned at 7:51 pm

