

The meeting was called to order by President Susie Hasty at 6:31pm.

The meeting was held via zoom; this meeting was a continuation of a meeting noticed for October 17, 2023 which was continued due to the serious illness of Susie Hasty (now recovered, yea!).

1. Attendees (slip no)

Dave Dunbar(1), Susie Hasty and Katie Schnell(2), Bill Nicholson (3), Nate Hines (6), Wendy Mader(7), Dave Bartz(8), Nancy Hayes and John Zuchero (11), Nancy Wilder and Sandy Anderson (12), Dana Jacobs and Liz Christie (14), Brian and Linda Jarvis.

2. Secretary Bartz reviewed the minutes of the last Board meeting held, April 11, 2023

3. Treasurer Dave Dunbar reviewed the status of primary CIMA bank accounts as of November 7, 2023:

Checking \$8,849.65

Reserve \$78,317.94

Total \$87,167.59

Dunbar noted that the property taxes for 2023-24 had just been paid and that explains the relatively low amount in checking.

4. Committee Reports

President Hasty began this portion of the meeting thanking the committee chairs for their work and conscientious efforts on behalf of all of us.

- A. ARC Chair Wilder noted that the ARC "walk around" would occur in the spring of 2024, approx. May
- B. Emergency Committee Chair Christie noted that new arrivals would soon get information to update their books (or get books as the case may be).

ACTION: Christie asked ALL members to review their emergency information to be prepared for an emergency

- C. Landscape Chair Schnell noted that the contractor had recently notified us of a proposed 60% increase. Dunbar was working with the contractor, making it clear the increase is too much. We briefly reviewed the bidding process we conducted a few years ago which identified just this one contractor as the only willing to work with CIMA (due to relatively small size and rural address).
- D. Maintenance Chair Schnell added nothing specific at this time.
- E. Reserve co-Chair Nicholson noted that the standpipe project (fire suppression) was an important project that got completed this summer. The propane line is to be the key project in 2024. A bid was recently received which is being reviewed.

NOTE: the propane pipe project will replace the propane lines bringing propane to the home slips; the project may interrupt service; possible for days. NO date is yet set for the work; likely next summer. Stay tuned for further details when they become available.

F. Security co-chair Bartz raised two topics:

*gate security. It is important if the gate is to preform its primary function of helping us be secure in our rural setting, it is CRITICAL that members avoid sharing the gate code with delivery personnel and guests. Instead, there is a simple telephone-based mechanism that many members successfully use already. The operation is on the website. A contact with the information will be shared in the coming days.

In short: dial XXX-XXX-XXXX; at the ping, enter *XXXXXX, when the next tone sounds press X. Gate will open.

**Bartz noted earlier work including a site tour along the fence line and work with the Sherrif and other marinas. Security is a common challenge. No single solutions. We are looking at cameras for parking areas. More work to be done.

5. Dunbar reported other activities including details on the standpipe project and the final testing. One leak remains near slip 19 and it will be addressed in the spring. We are compliant with the Portland Fire Dept. The propane line bid is being reviewed. We canvassed the industry and found only one contractor willing/qualified to do the work. Ongoing discussions will see if any modifications to the project are beneficial. Finally, to support the security purpose of the gate and the use of the remote opening (via telephone) we now have sufficient phone service to the call box at the gate that all members, even those with "out of state" area codes can be called and open the gate remotely. (see instructions above and soon to be distributed electronically).
6. Hasty reported on a variety of activities. Portland Fire Department preformed an inspection in September. We passed easily; the PFD was impressed and shared their positive reaction at the time of the inspection. The septic system was fixed; leaking valve replaced. Hasty reminded those walking on the open ground (the "lawn") or the gravel area to the west of the parking area at the downriver gazebo need to walk carefully and avoid disturbing the below surface area where our septic field resides.

COLD WEATHER ALERT: although we all think we've heard it before, cold weather is coming and that means, (A) power outages (remember that honey pots won't work w/o electricity); (B) freezing weather; when the temps get in the low 30's run your faucets in all areas of your home (a pencil led diameter stream is all that is required) and open cupboard doors and your home heated. Also, know where your water shut off valve is and how to operate it. (C) tree limbs fall this time of year; be cautious when you park your car or walk the grounds; the tree above you may come down. (D) salt for the ramps is at the top and bottom of each ramp. Please apply for your sake and your neighbors.

QUESTIONS?? See a board member or any of our experienced residents

7. Bartz described our lease with the Oregon Division of State Lands. The lease gives us the right to be here; the beds and banks of the Multnomah Channel belong to the state of Oregon. We just got our lease renewed for another 15 years.

NEW REQUIREMENT All Boat owners must report to Bartz a few pieces of information by Dec 1 of each year. Separate communication will be sent to all boat owners. In short, we must get from you by December 1, 2023 the Certificate number, the expiration date and your physical address, phone and email.

Failure to provide the information will result if a DEFAULT on our lease. A serious consequence. Please do your part to keep us in compliance.

8. NEW Business

Hasty noted that a new US flag has replaced the nearly shredded one.

Dunbar reviewed a public meeting he attended presented by the Multnomah County Sheriff. The Sheriff and the deputy assigned to Sauvie Island and our area are committed to assist us with trespasser problems, theft and other crimes.

CALL 911 for any emergency

All non-emergency matters, call (503)823-3333.

They want to help. No issue is too small

Dunbar and Hasty reviewed dates for the 2024 budget process. The board will work with our business agent, Denise Dean, to develop a proposed budget. The proposed budget and supporting documentation will go to members by Feb 10, 2024 or so. We expect to have our ANNUAL member meeting on Monday Feb 26, 2024 at which time questions with the budget can be raised and discussed (questions are welcome at anytime and need not wait for a meeting).

9. FROM THE FLOOR

A. Upcoming dates were reviewed:

*Christmas decorations raised, date TBD (usually in the week or so before or after Thanksgiving; ALL are welcome to participate in this fun activity)

**Christmas ships: December 10 We will have parking attendants to help with traffic; the gate will be left open for your guests (no need to hand out the code 😊) The ships usually arrive about 6:30pm-7:30pm

***TOYS* TOYS*TOYS

Once again, we will collect toys for deserving kids. The toys are part of the Toys for Tots program coordinated with Portland Fire and Rescue. Bring your NEW, UNWRAPPED toys to Slip 19, Linda and Brian Jarvis, between November 24 and Dec 10. HAVE YOUR guests BRING toys!! We are proud of our practice of filling the stern of Santa's boat with toys for needy kids.

****Progressive dinner Will be held Friday, Dec 15. Beginning at 5pm at the Jarvis house, moving downriver, ending at Dunbar's. Bring an appetite, good stories and your own glass/cup for the beverage of your choice as you visit with your neighbors. We spend about 20 mins at each hosts' home. Hosts can combine (please let a board member know if combining). Hosts are asked to provide some food (appi style) and beverages.

***** Two members from one home raised an objection to the process used to set the date for the Progressive dinner and made a complaint about the date selected. Hasty acknowledged the objection and apologized for the date conflict and committed to use a different process in the next year.

***** A member shared news of likely upgrades to the Century link internet system. A new owner is working to bring fiber optic service to the marina with great speeds and reasonable prices. Stay tuned for specific dates as they become available.

***** A member asked about the process to suggest to the board activities and/or expenditures. ALL members are invited to contact any board member with ideas, proposals and requests. If something is desired for 2024, it is important to get information to the board by early January 2024 for evaluation in the budget process.

*****The Christmas decoration date was discussed again. Possibly the weekend before Thanksgiving. Stay tuned for specifics.

MEETING ADJOURNED 7:43pm

Submitted, dave bartz, CIMA board secretary