

- Members present(slip number): Dunbar (1), Hasty and Schnell (2); Nicholsons (3); Cheri Williams (4); deKirbys (proxy) (5); Hines (6), Mader (7); Bartzes (8); Ellises (proxy) (9); Danner (proxy) (10); Hayes and Zuchero (11); Anderson and Wilder (12); Bekkedahls (13); Jacobs and Christie (14); Days (via proxy) (15+16); Danielson and Panas (17+18); Jarvises (19); Piazza (proxy) (20) and boat slip owners by proxy: Gold, Jacobs, Barrett, deKirbys and Panas/Danielson.

Votes present: 8200. Quorum: 5088

Meeting held at the home of Panas and Danielson (17/18). Also present was CIMA's business agent, Denise Dean.

- President Hasty called the meeting to order at 4:05pm.
- Hasty gave her President's report:

First, and, importantly, a huge THANKS to Debra and Len for hosting the meeting.

Denise Dean, our business agent for approx. 25 years, was introduced. Hasty thanked her fellow board members, Bartz, D and Dunbar. Committee chairs and co-chairs were thanked (Christie, Wilder, Schnell, Jacobs, Bekkedahl, Nicholson, Hines and Bartz, D.)

Hasty welcomed new members since the 2023 annual meeting: Mark and Teresa Day (15+16), Hayes and Zuchero (11), Mader (7) and Danielson and Panas (attending their first annual meeting)

Hasty then led a hearty "farewell" to members leaving soon: Cheri Williams (4) and Bill Danner (10)

Hasty called out Brian Jarvis for special thanks for his consistent efforts to keep our garage roofs moss free (with help from his company's teammates) and for a useful delivery of gravel used for our culverts; thanks to the large shoveling crew that helped us thrive in Snowmagedan 2024; Christie for quiet and faithful watering of plants in the "yard"; the various and many weed pullers and bark dust haulers.

Key projects accomplished in 2023 included new standpipe for fire protection, valve replacement, wrangling and disposal of large floating debris and updating to the septic system. Coming this year will be an extensive propane line replacement project.

NOTE: when the propane line is replaced, the board will give as much notice as practicable; the propane line replacement project will require several days of NO propane service.

- Sec'y report(moved ahead on the agenda to facilitate a focus on the 2024 budget). Dave Bartz, CIMA board secretary, discussed a few key items:

Bartz reported on the satisfactory completion of the new report required by our DSL lease (renewed in 2023). The report is filed with the Oregon Marine Board and reports key information about each boat and PWC at the marina. Members provided timely responses to enable the report to be timely filed. Failure to file the report is a default under the Lease.

Bartz reviewed the key documents required in the sale/purchase of a home/boat slip at CIMA: member registration; proof of insurance showing CIMA as an add'l insured and a signed security agreement or cash deposit. At or after closing is the transfer of the Membership Certificate.

Finally, Bartz reminded all members of their responsibility to keep CIMA, through the board secretary, up to date with insurance policy renewals and the proof of insurance showing CIMA as an add'l insured. Bartz thanked the members for their cooperation in keeping this information current or promptly completing a necessary update.

- Treasurer Report

Treasurer Dunbar, assisted by Denise Dean provided information on 2023 spending. Previously all members rec'd line by line accounting of budgeted and actual operation expenditures for 2023. In short, we spent approx. \$4000 less than budgeted for operation expenses.

CIMA balances as of 1/31:

Checking \$35,625.87. Reserve \$69,490.48. Security \$12,123.73

In response to a question from the floor about the proposed increase in landscape contractor service costs, there was a lengthy discussion about the service, its costs and alternatives.

In short, we are too small and too far so that many providers are not interested. Our current provider has done good work overall and has not had any substantial increases in many years. The 60% increase is steep. The board tried various ways of reduction the size of the contract but none was accepted by the contractor.

The board pledged to conduct another RFP process to explore an alternate provider. Such an RFP process a few years ago yielded no alternates.

Denise Dean discussed the reserve budget and account and the buffer "account" and its function. To keep the 2024 budget flat (no increase) as compared to 2023 the board has temporarily decreased the buffer from our traditional practice of approx. \$20,000 to \$15,000 for this year only. Assuming the customary inflation factors and increase in monthly dues is likely in 2025 to cover operating expenses.

The water bill and water usage were discussed and alternatives to fresh, potable water use for household maintenance. The board will follow up with Rocky Point Marina and learn about their use of river water for fire suppression.

There was a brief discussion about investing the larger accounts to earn interest; while it had been done in the distant past the interest creates income that requires taxes to be paid and the filing of the related paperwork. The board will review the matter.

Questions were raised and discussed about new gate operations and heating the ramps. The Board will review and consider options.

The board will consider these discussions and other input when it reviews and adopts a budget at the April 8, 2024 board meeting (6:30pm in the board room above the workout room).

- Waiver of audit requirement

Sec'y Bartz review the issue of waiving the requirement, as provided by law, of an annual audit for this year only. Larry B moved and Kris H seconded that an audit of 2023 expenses be waived. The matter was discussed and waiver was approved. Unanimously.

- The matter of electing a new Treasurer.

Hasty reviewed the information about elections from the by-laws as summarized to all members in an email attachment approx. 2 weeks before the annual meeting.

Dana Jacobs agreed to stand for election; the board supports Jacob's having the role and put her name forward for election. It was moved (Bill N) and seconded (Kris H) and approved unanimously. The assembled members echoed previous appreciation for Dunbar's long and good work at CIMA Treasurer. And much appreciation was expressed for Jacobs' willingness to serve. On behalf of the members Dunbar was presented with a card and gift of appreciation.

- Ratification of Board actions from 2023

As we have traditionally done, the members considered whether to ratify the actions of the board from 2023. This ratification serves to waive procedural and other non-substantive errors or missing procedures in connection with any board act in the previous year. Kris H moved; Jacobs seconded the ratification. After brief discussion the ratification was approved unanimously.

- Committee Reports

ARC: Wilder discussed the walk around and the checklist for her tours. She anticipates a May date; advance notice will be provided of the date(s). Wilder also repeated concerns for effective lighting of the sidewalk outside each home.

E'y: Christie mentioned each homeowner making sure they had the emergency notebook. Discussion was had about the AED s in cold weather. In light of Christie being absent from CIMA in March 2024, N. Hines and B. Jarvis agreed to move the AEDs near their home (upriver and downriver gazebos) in the event we get sub-freezing temps for more than 2 consecutive days.

Maintenance: Schnell invited any member to help with keeping the ramps tidy by using a rag (NO paper towels) to wipe the exposed metal on an occasional basis.

Landscape: members are invited to spread bark chips currently available and as time permits to cut blackberries along the river bank or behind the garages.

Reserve: focus for 2024 is the propane replacement project. A large and costly project that looms ahead in a year or two is the replacement and restructuring of the roadway between the two gazebos. There was brief discussion of updating the current (7-8 years old reserve study; board to consider).

Security: no specific proposals; constraints of power supply and internet service hamper the use of cameras.

- From the Floor

Kris Hines reviewed appropriate recycling actions; some of what goes in recycling is NOT recyclable. Kris described an alternate service, Ridwell, that for a monthly fee will pick up from a home hard to recycle materials (including batteries, lightbulbs, deli lids, chip bags, frozen food bags). Kris also has options for “unrecyclable materials like Styrofoam....SEE KRIS. (board to consider a recycling committee).

Wilder reminded members of the availability of a book exchange in the workout room. READ a book TODAY!

- Social Calendar

Comments were accepted on a proposed calendar for 2024 social activities. Input welcome before April 8, 2024 board meeting. Some early feed back included support for summer happy hour events periodically.

Hasty adjourned the meeting at 6:05pm