

1. President Nicholson called the meeting to order at 6:34pm.

Those in attendance: Bill Nicholson, Dana Jacobs, Nate Hines, Linda and Brian Jarvis, Dave Dunbar, Liz Christie and Katie Schnell

Big THANKS to Linda and Brian Jarvis for hosting this meeting at the last minute; with temperatures in the 90s it was a treat to be in such a beautiful home with air conditioning!!

2. Officer reports:
 - a. President Nicholson will have a variety of information to add during several agenda items
 - b. Treasurer Jacobs updated us on the totals in the CIMA accounts as of June 30, 2025.

Checking: \$29,932.07

Reserves: \$55,411.25

Subtotal: \$85,343.32

Security: \$10,661.44

Total: \$96,004.76

- c. Secretary Bartz noted that he would have more to add in various topics later. Bartz commented on the work of Sue Bartz in painting/updating the CIMA sign and blue heron at the front gate. Jacobs and others seconded the kudos and expressed appreciation for the refreshed sign.

Bartz also raised concerns expressed about recent and ongoing failures of a few of us to recycle appropriately. Please remember that the failure to break down and properly dispose of boxes has several negative impacts to all of us: there is less space available, the recycling service will not pick up the container or they will add a charge for extra handling. It is EASY and IMPORTANT to break down boxes and insert them into the appropriate bins so the bin is not overflowing. A photo will be circulated with these minutes showing a recent recycling "fail"; please note the box was laid on top of a partially filled bin, thereby preventing more use and giving the recycler a reason to not pick up the bin or charge us for extra labor for handling the box that could not be picked up without extra handling. Simple steps are good for all of us; please do your part.

*** Kudos to the Millers (new owners of Slip No. 5) for their extra effort to recycle and dispose of their “move-in” waste directly and without overflowing the regular CIMA containers. The Millers took advantage of the recycling center located just 8 miles from CIMA (near the corner off Kittridge Ave and Front Ave. just off Yeon Ave., Portland).

3. Committee Reports:

a. Maintenance: Chair Katie Schnell discussed some work she will do on the gazebo decks and to the drain in the downriver parking lot.

b. Emergency: Chair Liz Christie raised a few topics.

First, reminded us of the AEDs located on the outside wall of each gazebo. If you are in the situation to have to use the AED, it will “talk” you through what to do in this type of emergency. A video showing how to use the AEDs is available. Webmaster Nate Hines and Liz will discuss how the video or an equivalent can be put on the CIMA website.

NOTE: CIMA website:

www.channelislandmarina.com

Second, Liz led a discussion about the Emergency notebooks. The essential purpose of the books is to give each of the homeowner’s critical information about each home (such as location of systems like water heater, honey pot, etc., equipment such as fire extinguishers and emergency contact information for each household. WE NEED each member to take an interest in making sure their information is complete, correct and current. YOU all need to know how to find information about each home. Have you READ your Emergency Notebook? Do you KNOW where it is?

There was much discussion by all in attendance about ways to improve data collection and making the information more easily accessible. President Nicholson committed the board to lead an effort in this area in the coming months in advance of our next board meeting, October 14, 2025.

Finally, Liz mentioned that another air horn drill will be held in the coming weeks; date TBD and announced.

**** WHAT are we talking about?? EACH HOME has a small air horn; CALL 911 for any emergency and then blow the air horn three times on the land side of your home to alert others.

ALSO: we could use another volunteer to team with Liz on the important work of the Emergency Committee. ANYONE?

c. ARC

Nancy Wilder was unable to attend (but as of the date these minutes were written Nancy is feeling better, thankfully). Nancy completed the annual ARC walk around and submitted a report to the board. The board has followed up or is the process of following up with individuals noted in the ARC report.

NEW **** Portland Fire Department requirement**** NEW

President Nicholson reviewed a NEW Portland Fire Department requirement for each house to have clearly written and complete house numbers (mailing number) on the sidewalk side of the house. There are three homes that need numbers affixed to the dock side of their homes. The board will work with those homeowners to come into compliance.

d. Reserve

President Nicholson (also co-chair of the Reserve Committee) mentioned that the committee has no large projects for 2025, but are watching the condition of the pavement on the CIMA roadways.

e. Security

Several topics were discussed.

First, co-chair Nate Hines discussed password protected information that could be put on the website. The board and members will need to evaluate what information would be helpful to have on the site for members only to access with input of a password.

President Nicholson applauded Nate for the ongoing excellent work and tireless efforts he invests to keep the CIMA website well-functioning.

Nate mentioned additional uses of the website, such as Neighbor Share, where, for instance, each of us can post what equipment we have to loan a neighbor (power washer, painting equip., etc)

Second, Nate led a discussion on the gate project.

The cost for installation and initial operation is under budget (approx. \$7100 at this time). We are completing all of the pieces and some credits will be coming back to us from Swiftlane; we are reducing some of our services through them and saving money (no cell service back up is one key example).

Almost all homeowners are using the new system and operation is going well. Nate and the gate team are continuing to help get everyone comfortable using the Swiftlane app.

The historic code has been deleted; #9723 is NO MORE!!!!

The original pedestal has been disconnected except to allow access for USPS and the Fire Dept.

Stay Tuned: we will host a “Nate at the Gate” session where you can get individualized attention on your questions with the Swiftlane app. Please share your questions with Nate or a board member.

Nate Hines, Katie Schnell and Dave Bartz were honored for their time and effort getting the new gate entry system installed successfully.

Third, Nate presented options for cameras.

One key benefit of the new gate access system is that it required wifi across parts of the CIMA campus. The system is simple and due to Nate’s ingenuity and creativity we are providing it with few pieces of equipment and little expense. The same wifi system can also support a limited number of cameras. For approximately \$1000 we can put four cameras at key points in the marina and watch who accesses the marina, who uses the package box and parks vehicles in the two main parking areas. Nate will lead a final effort in coordination with the board to get cameras up and running. The Board followed Nate’s recommendation and chose a hard drive memory system; this will avoid ongoing expenses for cloud memory service. We’ll have plenty of space to cycle for a few days, which should be sufficient to go back and review any bad incident such as theft or vandalism.

The cameras will allow us to “re-open” the package tub in gazebo 1 (upriver). USPS has been notified of renewed use of the package tub. The tub is for USPS ONLY!!!!

4. Old business

a. Standpipe System.

President Nicholson reported on the recent work on the fire suppression system. A 65 foot length of the underwater pipe that runs next to the floating sidewalk/dock needed to be replaced. In fact, 85 feet of the pipe was replaced. The contractor honored the price bid at the 62-foot length but all 82 feet were replaced. Several questions were raised about the installation. The contractor returned on Saturday, July 19, 2025 to adjust the pipe and all seems in order at this time.

The contractor has tested the system and it meets code. The contractor has reported this compliance to the Portland Fire Dept as required.

Treasurer Jacobs will follow up with the contractor re: charges for other related inspections.

Finally, we have discovered an old section of the fire pipe under the water near the upriver ramp. The old pipe appears to have separated from a former position under the dock. While the contractor believes this is not a problem we have requested they remove it the next time they're at the marina.

The board voted to approve the payment to the contractor.

Finally, dates for the social calendar were reviewed and a revised social calendar will be circulated with these minutes.

5. New business

- a. Secretary Bartz reviewed our recent history with sales of homes in CIMA and the effort required for such transactions (such as security agreements, insurance documentation, member registration, extensive requests from buyers and sellers for documents and information from CIMA). As reported by our WOOO representative (Waterfront Organization of Oregon), Sue Bartz, other marinas charge buyers a fee for the transfer/sale process. Oregon Yacht Club, for instance, charges \$1000. Another CIMA member in attendance remarked that another HOA they belong to also charges \$1000 for the sale of an interest in that HOA. Secretary Bartz reported that our business agent has agreed to take the lead on such work for sales in the future and agreed that \$500 is a reasonable amount to cover the efforts she will be required to invest in each sale. The board will monitor the effort required and the expenses incurred. The board unanimously approved the \$500 charge for each sale to be paid by any buyer. This new fee applies to homes sold after July 22, 2025, with the exception of homes that were listed for sale prior to July 22, 2025.
- b. Member (and one of the original developers of CIMA) Steve Piazza (owner of Slip 20, also known as the upland residence) has written the board and requested the board renew the offer it made Piazza in 2022 to buy his interest for \$1000. At the time, Piazza sought a much higher price. At that time, Piazza did not make a counter-offer and CIMA's offer expired. The board discussed and unanimously approved renewing the offer to Piazza and will work to buy back the rights to build an upland residence. More work to follow.
- c. President Nicholson raised the need to replace the parking lot light bulbs. Two have been replaced in the last six months but all of them have exceeded their useful life. There was discussion about safety related needs for more light balanced with concerns about too much light. Additional discussion was had about various approaches,

including new globes. The board unanimously approved the purchase of like-kind bulbs (although slightly brighter) and the rental of a lift to allow CIMA volunteers to safely replace the light bulbs in the coming months.

- d. John Zuchero has offered to buy a new bench for the CIMA lawn on the upriver area near the Plum tree. The board expressed great APPRECIATION to John for the offer and after discussion (history of like purchases and distinguishing this purchase/offer as a maintenance matter; a photo of bench was reviewed) the board approved the installation of the new bench and acceptance of John's generous gift to CIMA.

6. From the floor

Nate Hines raised the topic of boat wakes and "no wake" buoys. Nate described how another local marina (Wapato) chose to install buoys. At a recent meeting of WOOO, another effort paid for by the Oregon Marine Board for the benefit of the Oregon Yacht Club and costing more than \$15,000 was discussed. Nate presented costs of the simpler systems used by Wapato (approx. \$300 per buoy plus anchoring system expense). Much discussion was had by all in attendance. Topics discussed included, instances of large wakes, need for compliance, individual efforts and efforts by authorities and other marinas, history of a buoy located near Bridgeview marina, history of other official agencies' actions (including hearings), authority of the Oregon Marina Board and the Sheriff, effectiveness of various efforts and the pluses and minuses of various approaches, including applicable laws and regulations. The group also discussed the use of more and different signs, including signs affixed to homes at the water level. Such signs could say, "no wake" or such.

In conclusion, the board chose to evaluate signs (Treasurer Jacobs to work with Sue Bartz). Secretary Bartz will follow up with the Oregon Marine Board on the buoy concept.

MEETING ADJOURNED at 8:36pm