

MINUTES Channel Island Marina Association 2022 Annual Member meeting

March 13, 2022

1. President Susie Hasty called the meeting to order at 4:05pm

2. Sec'y Dave Bartz ran the roll call. Attending was (slip number in parenthesis):

Dave Dunbar (1); Susie Hasty and Katie Schnell (2); Bill and Kathy Nicholson (3); Bob and Christy Trotter (4); Carrie and Dutch Yerton (5); Kris and Nate Hines (6); Max Davis (7); Dave and Sue Bartz (8); Norm Ellis and Katie Ellis, by proxy (9); Bill Danner (10); Nancy Widler and Sandy Anderson (12); Denise and Larry Bekkedahl (13); Liz Christie and Dana Jacobs (14); Karin Jacobs, by proxy (15); Dave Turner (DT), by proxy (slips 17/18, 30 and 31); Linda and Brian Jarvis (19); Jordan Gold (21, 23 and 40); Michael Baccellieri (22, 27, 34 and 36); Gladys Diez, by proxy and personal attendance by son, Karl Keener (24, 32, 33, 37 and 39); Barrett Coughlan and Marilyn Town, by proxy (26) and Doug Otto (35).

A quorum being present, the meeting continued.

3. Bartz moved and it was seconded that any defects in the notice be waived and the motion was passed by a majority with no dissents.

4. Bartz asked if anyone objected to a summary of the minutes of the last Member's meeting (March 10, 2021) instead of a word for word reading and no objection was raised so Bartz summarized the minutes of the last annual meeting.

5. Reports of Officers

A. President Hasty gave a State of the Marina report.

Items included:

The bittersweet "goodbye" to Carrie and Dutch Yerton. We thank them for their contributions to CIMA and wish them well.

We look forward to welcoming Derek Hill, Slip 16, to CIMA almost any time now. Susie will try to get notice to folks so those that want to can watch the house arrive and be docked.

Susie repeated many thanks to all for the successful and continuous efforts to comply with COVID protocols. The Board looks forward to the increased probability of hosting the traditional summer event and quite possibly the traditional holiday progressive dinner. Stay tuned as events develop.

The convenience of zoom meetings has become clear and the Board anticipates continuing to use zoom for board meetings.

Kudos and thanks to Dana J. and Liz C for their efforts to provide thanks and treats to delivery folks and mail carriers during the holiday season.

Much work was done around the Marina this year. Some highlights include:

AEDs. Building on the generosity of Norm and Katie Ellis and another anonymous Member we purchased AED units; the units are at each gazebo at the top of each ramp. Liz works tirelessly to make

sure the units function (helping them to warm in cold temps by taking them into her home, as one example)

Bio-swale. In the fall, it was discovered that the culvert that helps drain the stormwater pond into the Channel was failing. A great CIMA crew, led by Katie S. and Bob T, together with Susie, Bill N, Sue B, Dave D, Dana and Liz (and others), the work was completed successfully and at a cost which was thousands of dollars less than the cost of outside contractors. More work to come on the rest of the culvert system; stay tuned.

Inspections. We participated in three key inspections. ALL went well: standpipe, Oregon Marine Board and Fire Marshall.

PLEASE NOTE: ALL boats (that is, ALL of them) are required to have current certificates from the Marine Board. The Marine Board is increasing inspections. A few of the boats at CIMA continue to have EXPIRED certificates. Owners are exposing themselves to fines and penalties. CIMA is also at risk for fines and penalties for non-compliant boats. OWNERS will be liable to CIMA for any costs CIMA incurs for an owner's non-compliance.

Extreme Weather The winter of '21-'22 has been kind to us. Last summer's drought may well be repeated; folks managed their watering when drought conditions came upon us last summer and we'll need that cooperation again.

Wood chips. We are getting deliveries of free wood chips. The ground cover helps to deter weeds, retain water and keep the plantings and grounds looking spiffy. (Thanks Katie S and Bob T).

Septic System. Members are doing a good job of flushing only what is appropriate and the septic system, while aging, is holding up well and regular maintenance continues.

Our members showed GREAT generosity this past Christmas; we gave so many toys for the annual campaign that when they were loaded in the stern of the boat during the Christmas Ships parade, there was no more room...we filled the boat. Yahoo!! you all.

Our recycling habits and use of the garbage bins have been good; no unplanned extra costs.

In response to some vandalism on a few vehicles, we have a security committee. The committee will review options for improving our watchfulness and security.

NEW lending library. In the workout room. Kudos to Nancy W for leading this effort. Take one, leave one. Happy reading!!

Finally, we identified and fixed a water main break in the summer. Key efforts by a good crew, including Bob T, Katie S, Dave D, Liz and Dana and others got us a quick fix and with work from a plumber we stopped the leak and limited our financial losses also.

***Last but not least, thanks to Bill and Kathy N for hosting a post annual meeting Happy Hour. We look forward to more regular in person connection time.

B. Treasure report.

We had a detailed review of budget matters at the February 23, 2022 Board meeting when the 2022 budget was adopted. Treasurer Dave Dunbar briefly reviewed the status of our accounts. As of Jan. 31, 2022 the total in all CIMA accounts was \$89,310, with approx. \$53,000 of that total being in the reserve account. Our actual performance for the previous years was only \$500 in excess of the budgeted amount for the year. Based on the forecast for expenses the Board approved a budget for this year. The dues based on the budget for each class of Members are Group A (homes) \$515, B (developer's residence rights) \$402, C (large slips) \$140 and D (small slips) \$70. These dues are an approx. 4% increase from 2021 dues. The increased dues will be in effect as of April 1, 2022 (no fooling).

C. Secretary

Dave Bartz reviewed the requirement of Oregon law, and included in our revised by-laws, to provide the Members the opportunity to have a formal audit. The opportunity for such an audit can be waived. In recognition of the dependable budgeting and expense management by the Board for many years, and the cost of a formal audit being at or in excess of several thousands of dollars, it was moved, and seconded, that the Members waive the audit for this year. The motion passed with a majority and no dissents.

6. Committee reports

A. Architecture review.

Chair Nancy W briefly described the "walk around" process for ensuring compliance with our appearance and performance standards. The "walk around" will be conducted in the second half of April. Members will be given advance notice of the exact date. Also, a checklist of key items for review per the CIMA governing documents will be sent ahead of time to all Members.

B. Emergency Preparedness

Chair Liz Christie reminded homeowners of their emergency response notebooks. IF any homeowner does not have a notebook, PLEASE promptly contact Liz.

Also, we will soon be distributing air horns to all homes. The horns are to be used to alert the marina when an emergency (such as a fire, AED use, other medical emergency, person in distress in the water, etc). Liz plans a test of the horns to be coordinated in the coming months. Stay tuned.

C. Landscape

Chair Katie Schnell noted that the expected tree pruning will likely occur this fall, after the growing season.

D. Maintenance

Chair Bob Trotter let us know that later this Spring there will be another "work party" to address the rest of the culvert repair. Stay tuned; your help will be valuable. He is looking at a problem with the toilet in the workout room connected bathroom. Also, the burrowing insects we saw last year at the garages have returned. If you notice burrowing insects, please inform Bob so he can address.

E. Reserve Committee

Co-chairs Bill N and Larry B reported on key items getting their attention this year. First, and foremost, is the sealing and patching of our roadways and parking areas. Recent increases in fuel costs will raise the price of the projected work; more bids will be sought, but it is expected that work will be done this year. Additional items to be evaluated this year and plans made for addressing them are the concrete docks and the propane lines.

F Security

The committee is looking at possible use of cameras in key parts of the parking and roadways areas. An inspection of the exterior perimeter has also been conducted. Another option being reviewed is getting more light (brighter bulbs or more light poles) to the parking areas. Nothing definite has been set.

7. Office Election

Under our by-laws, officers serve staggered three-year terms. Last year we voted in Dave Dunbar as Treasurer. (THANKS, Dave D) and this year the office of President is up for election. The Board nominated Susie Hasty, our current President. No other names were received by the Board and no other names were raised from the floor. It was moved and seconded that Susie Hasty be President. There was no discussion and Susie's re-election was unanimous. Yea! THANK YOU, Susie.

8. From the Floor

Dana J asked about the bark dust and offered to help spread them; Katie welcomed all assistance. She will let folks know when she will move chips and if any member wants to spend some time moving chips, just let Katie know so the good work can be coordinated.

Yertons' move out date of April 4, 2022 was mentioned (note: at post annual meeting Happy Hour, the Marina presented the Yertons with our traditional CIMA wine glasses).

9. Ratification

The Board explained the use of a ratification vote to ratify all actions of the Board since the last annual meeting. The Board entertained such a motion; the motion was made by Bill Danner, seconded and approved by a clear majority with no dissents.

**** Meeting adjourned at 4:49pm

NEXT Board meeting: April 7, 2022 at 6:30pm via Zoom

Submitted,

Dave Bartz
CIMA Sec'y

