

1. Attending:

Susie Hasty, Katie Schnell, Liz Christie, Dana Jacobs, Dave Dunbar, Wendy Mader, Kris Hines(arrived shortly after start), Nate Hines (arrived shortly after start) and Nancy Wilder (left shortly before end), Dave Bartz

2. CALL TO ORDER

President Susie Hasty called the meeting to order at 6:31pm. The meeting was held in the upstairs "board room", above the workout room in the garage bldg. closest to the main gate.

3. Secretary Dave Bartz summarized the minutes of the last CIMA board meeting, held April 8, 2024.

4. President Susie Hasty offered a welcome to the new owners of Slip 10, Paige Stoyer and Mark Crawford.

Also, President Hasty said she would provide "THANK YOUs" for the good work of many members at various points in the meeting; as a board we recognize and greatly appreciate the volunteer work of so many members.

5. Treasurer's Report

CIMA Treasurer Dana Jacobs began with expressing thanks for the consistent and good work of the CIMA Business Manager, Denise Dean, who helped provide current CIMA financial information.

As of Sept 30, 2024, our accounts show

Checking: \$42,950.61

Reserve \$42,977.10

Security Deposits: \$10,657.50

TOTAL \$96,585.21

Good News! The propane line replacement project came in pretty close to on budget. All paid.

## 6. COLD WEATHER TIPS

Group discussion ensued.

It is that time of year; we all need to be vigilant to avoid frozen pipes. When the weather presents outside temps near, at or below freezing, homeowners MUST:

- \*Keep the heat on in their home (55 degrees+)
- \*Open cabinet doors that enclose sinks, plumbing
- \*Allow a pencil lead thick dribble of water flow from the faucet FARTHEST away from the water system entry at your home

WHEN LEAVING YOUR HOUSE for 12+ hours and you do not have someone checking on your home, it is recommended that you SHUT off the water main for your home in the sidewalk (we can show you how and where; learn to do this) AND once the water is shut off, open all your faucets for a few minutes to ensure all water has left your pipes. Turn off the faucets and go enjoy your time away.

## 7. COMMITTEE REPORTS

- a. ARC: Nancy Wilder reported that the 2025 ARC walk around will likely occur in May. Details and dates will be shared in the spring.
- b. Emergency Liz Christie updated the group on efforts to update emergency notebook and getting them distributed. DO YOU KNOW WHERE YOUR NOTEBOOK IS?

There was discussion of the CIMA water main shut off for the whole marina. Photos/descriptions of where it is and how to shut it off will be added to the notebooks AND put on the website. NO ONE should shut off the main water without specific authorization from the board but it is important that all of us know how.

CALL FOR MEMBERS! Please join Liz on this important committee; we need 1-2 other folks to join with Liz to help keep us all ready to respond to an emergency. Will YOU help us?

- c. Holiday Decorating. One of Liz's many jobs at CIMA is leading our Christmas holiday decorating. There was discussion of how many trees, which trees, which other decorations should be presented. Trees are growing larger and our electric circuits have limits. After much discussion the Board, moved, seconded and agreed that generally speaking:

Holiday decorations will include ramp and gazebo lighting, inflatables at top of each ramp, and NEW (to be purchased) yard "figures"; likely deer to replace worn and non-working long time deer exhibits. No trees will be decorated. Perhaps as time and the system allows some of the existing lights will be strung on bushes, etc.

- d. Landscape: Katie Schnell noted that we hosted a simple pizza lunch for the crew during the summer and that was well rec'd. Later in the meeting we discuss the RFP for landscape services.
- e. Maintenance: Susie Hasty noted that the new hose bib/hydrant at the upriver gazebo is complete and operating well. As we have shared huge KUDOS to Katie Schnell for persistent and hard work over months to identify and implement a fix. YEA!
- f. Reserve: Susie Hasty spoke the Larry Bekkedahl and Bill Nicholson, co-chairs of the Reserve Committee. The key upcoming project will be replacement/strengthening of the roadway

between the gazebos. It is failing ("alligator" cracking). An expensive project, likely to be done in 2026-28

- g. Security: Co-chair Nate Hines presented a detailed report on various options to increase security at CIMA. In the last few years some car break-ins in the gazebo parking areas and trespassers have increased. Nate's power point can be shared should you want to review it; see a board member. Much discussion was had by all in attendance.

In Conclusion: the board agreed to embark on a project to CHANGE THE GATE CODE. There are new and quite easy systems to facilitate opening the gate remotely from your smart phone, even when you are not at the marina. The number 1 protection cited by the Sheriff and fellow marinas: change the gate code, often. STAY TUNED. The board will work to great a WELL COMMUNICATED plan. There is no deadline at this time.

Cameras and related security steps were also thoroughly discussed. While costs have come down there will be implementation and annual costs in the low \$1000-2000 area. Many questioned the useful need of a picture of a trespasser. At this time the board concluded that we will not do cameras, but we will implement gate code changes.

- h. Green team: Kris Hines on behalf of the team summarized the education meetings, research into option for recycling more material and the much appreciated Gazebo garbage/recycling area clean up conducted by the committee members early this year (Kris Hines, John Zuchero, Nancy Hayes, Wendy Mader). Kudos to all

CARDBOARD\*\*\*\*\* PLEASE, please, PLEASE play YOUR PART

We need to get better and respecting each other and the recycling process.

ALL cardboard needs to be broken down, flat (knives are available in each gazebo in the sliding glass door cabinets). The flattened cardboard must fit all the way into the blue bin. It CANNOT be left sticking up/out. It won't be taken away or WE'LL BE \*\*\*\*\*CHARGED MORE\*\*\*\*\*

IF you have LARGE amounts of cardboard take it the METRO transfer station just a few miles from here. IT IS \*\*\*FREE\*\*\*!!!!!! Need help, ask a board member or neighbor. It is NOT a victimless act of selfishness; it impacts all of us.

### **OLD business**

1. President Hasty gave kudos to Bill Nicholson, Dave Dunbar and Dave Bartz for the work to coordinate and communicate the propane line replacement project

2. The standpipe was the topic of an update by President Hasty, Treasurer Jacobs and others. During the propane line project we discovered that many "hangers" that keep the fire line hanging just below the sidewall along the whole marina had failed and needed replacing. Bill Nicholson took it upon himself and invested many, many hours and tedious effort to identify the hangers that needed replacement. ALL DONE. Yea!! Bill N.

3. Also, the Portland Fire Dept has changed how CIMA has to show compliance with the standpipe annual testing. We need to do the testing ourselves (using qualified contractors). There will be a cost impact, but it should be manageable.

4. Website: there was a discussion about how frequently it should be updated and how can we increase all of us using the website to get information and communicate with each other. Kudos to Nate Hines for his ongoing work.

5. There is an updated vendor list; these vendors are NOT vetted but they have been used by folks in the marina. The list will be distributed AND put on the website.

6. Treasurer Dana Jacobs is leading (mostly doing it all) an effort to find a reduced cost landscape contractor. The process is hard (we are too small and too distant) but Dana sees some potential. Stay tuned.

### **NEW business**

a. New Owners' guide

Dana Jacobs gave a report about and led a discussion about the New Owner's Guide. A project first conceived by John Zuchero, Dana and John have worked hard to complete a prototype. Further work will add to it and it will be distributed (AND some of the information\*\*\*NOT sensitive information\*\*\* will be put on the website.

a. Exit Interviews

Dana Jacobs envisions adding a process to every SALE of a CIMA home/boat slip. The selling member(s) will be interviewed to collect any insights on improving marina operations and ensure an orderly transition of mail box, garage keys, gate openers and related items. If you have suggestions for the information that would be useful and to help launch this new tool, see Dana

b. Social

We need a volunteer ELF; this person leads the transfer of toys we collect and sees that the toys get on the Christmas ships as they cruise by (on Dec 15, 2024) (editor's note: it is FUN) SEE Susie Hasty

Toys will be collected at two places TBD. Stay tuned. Collection usually starts at Thanksgiving and ends the night of the Christmas Ships.

### **IMPORTANT DATES**

\*Holiday decoration: Saturday Nov 30, 9:30 am, downriver gazebo gathering spot

\*\*Progressive Dinner: Sunday, Dec 8, 4pm kick off. Questions: see a board member. PLEASE join in. A simple appetizers, some beverage to share and some cheer exchanged as we visit each participant's home for approx. 20 mins as we wander the marina

\*\*\*Christmas Ships: December 15, 2024. We will have the gates open to make it easy for your guests; if you want to have a LARGE group, please let a board member know. The SHIPS arrive approx. 6:30pm-7:30pm but its always a moving schedule

PLEASE NOTE: the Annual Member meeting date will be CHANGED; please see emails after 11/1/24 for correct dates and times

\*\*\*\*2025 CIMA Annual Member meeting Sunday, April 6, afternoon (precise time TBD)

\*\*\*\*\*First CIMA board meeting of fiscal 2025: Likely Monday, April 7, 2025, 6:30pm

