

CIMA Board meeting MINUTES January 13, 2026

Attending: Bill Nicholson, Dana Jacobs, Liz Christie, Nancy Wilder and Dave Bartz (Matt Ellington joined for the boat slip meter portion via telephone)

1. At 6:30pm, President Bill Nicholson called the meeting to order
2. The minutes of the previous board meeting, October 14, 2025, were approved.
3. Officer Reports

a. President

Bill Nicholson began with THANK YOUs to the Progressive Dinner hosts on an excellent and well attended evening. Bill also noted the many volunteers, led by Liz Christie, who helped decorate the CIMA yard, ramps, gate and gazebos. Finally, THANKS to Deb Danielson and Len Panas for being the transfer spot for the toys to the Christmas ships; more toys this year than ever. Thanks to all who donated toys.

MILESTONES: Bill highlighted a few milestones for 2025: (1) the purchase of slip 20; the purchase concludes many years of work and helps to stabilize our physical setting and our operations. (Thanks to Dave Bartz for his long-time assistance on this project)

(2) NO Zip (code); we have removed a decades old process of using our zip code to open our gate. We have joined the 21st century with a wi-fi based gate operating system. PLUS, we now have the added security provided by gazebo/parking lot cameras. Kudos to Nate Hines (and, Dave Bartz) for spearheading the complex and challenging process of introducing the new systems.

Finally, please take note: Dave Bartz will not run for a third term as CIMA board secretary. ANYONE interested in being on the board as Secretary is invited to contact a board member. Our current Treasurer, Dana Jacobs, has indicated an interest in the Secretary position (Dana has served previously as Secretary for more than 10 years), but others are invited to participate if inclined to do so.

b. Secretary

Dave Bartz reported on his work to complete the annual boat report to the Division of State Lands. This is a new-ish requirement of our DSL lease. The report identifies the boats in the marina at the end of each year.

Dave also reported on the rulemaking process in which DSL will raise the fees for leases. The precise impact on CIMA remains to be seen; we filed comments opposing the increase and together with comments of others, the agency has reconsidered its proposal. An increase will likely come in 2026, but hopefully a more reasonable proposal than the original.

Finally, Dave reported on a temporary exception to our rules that the board has provided to slip 10; they will be allowed to park their RV in the boat trailer lot through April 30, 2026, subject to space being available. NOTE: Our rules prohibit the parking of RVs on CIMA property except for up to 48 hours for active loading/unloading.

c. Treasurer

Dana Jacobs reported on our accounts as of 12/31/25:

Checking \$22,431.18

Reserve \$52,427.51

Security Deposit \$5,163.72

TOTAL \$80,022.41

4. Committee Reports

Landscape:

Dana Jacobs, chair, will be checking on the amount of our 2026 charges for landscaping (since the meeting, Dana learned that we will have NO increase for 2026. Yea!

Also, kudos to Katie Schnell for the work on the bank next to the downriver gazebo (aka gazebo 2) where the large tree was removed last fall as a danger risk. The plantings and rock work have transformed the area quite nicely.

Maintenance:

Katie Schnell, chair, provided a written report:

(1) Hose at wash bay 1 has been replaced; (2) Katie appreciates the board's support in authorizing spending on professional gutter cleaning and tree trimming; (3) Katie has prepared some new tread boards for the ramps and (4) Katie caulked the light fixtures on the ramps to reduce outages. While we have had some septic systems alarms in the last several months, the system is stable and operating.

Bill Nicholson added kudos for Katie's work near the propane tanks; Katie's work resolved a years long drainage problem with a simple (but hard work to install) fix that also makes the propane area more functional.

Emergency

Chair Liz Christie reported that she is working to have a brief AED instruction video to show the membership at the 2026 annual Member meeting (March 1, 2026).

Also, Liz mentioned that after the three air horn drills in October 2025, the Committee's recommendation is that Members use the horn in an emergency, after calling 911 as appropriate, by blowing a single, long burst. It is suggested that the long burst be repeated until someone responds.

Security

Ass't chair, Dave Bartz reported that the new gate has worked generally well. Nate Hines continues to help members interact with the new system and Nate works with delivery companies to improve their access. Some companies, On Trac for example, continue to be a problem we are working on. Also, it was reported at the meeting that sometimes the lack of telephone signal has made gate opening more of a challenge.

Green Team

Kris Hines, member of the Green Team and the only member living currently at CIMA (with Nancy Hayes out for winter break and Wendy Mader having moved to Boulder CO), supplied a written report; Kris reported that many members are taking advantage of Kris' offer to use her Ridwell box for "hard to recycle" items.

ARC

Nancy Wilder, chair, reported that the annual "walk around" will occur in May, 2026 (precise date TBD). Nancy and the Board remind Members that any change to the outside of your home visible from the main sidewalk requires approval from the Board, with review and input from the ARC. Forms for such requests are in our governing documents or available from Nancy Wilder or a board member; completed applications for approval of a proposed change are to be submitted first to Nancy Wilder, Slip 12. Nancy reviews and comments on the request and then forwards them to the board for a final decision.

Reserves

Co-Chair Bill Nicholson reported that there are no current projects planned. The committee is keeping an eye on the "alligatoring" of the roadway pavement between the gazebos. Also, the committee supervised some work done at the base of ramp 1 to strengthen covers for conduit in that area.

5. Old Business

a. Boat slip electricity

(Matt Ellington (slip 34) joined the meeting via telephone for this topic)

President Bill Nicholson briefly reviewed for the group the board's memo about the situation and proposed solution. In short, the proposed new approach avoids a major expense for new meters (the meters are increasingly failing and replacements are not readily available) and instead, the board has proposed a fixed fee approach with different charges for large and small slips. The amount for each slip would be set for the coming year based on the actual cost for boat slip electricity in the previous year). The memo was shared with all Members and boat slip renters prior to this board meeting; you may request another copy of the memo from a board member.

Comments received since the memo was distributed asked good questions about alternative approaches. Only one soft objection was received while some boat slip owners offered support for the proposal. Bill reported on additional conversations with professional electricians; no new alternatives were identified. Replacement costs for all the meters would be in the range of \$15,000-\$20,000, or higher (labor alone would be 6+ days x two workers). Information from other marinas showed that the "fixed fee" approach highlighted in the board's memo was the approach used in those other marinas.

The board will not make a final decision until the March 10, 2026 board meeting; at which time the board will also consider and adopt the 2026 budget. Comments on the proposal are welcome.

(Matt Ellington left the meeting)

b. NO WAKE SIGNS

The general approach discussed at the October 2025 board meeting (a new sign at the downriver end of the marina on the side of the house at slip 1 and refurbished or new signs at the upriver end by the boat slips) remains the preferred approach. The specific signs will need the approval of the Oregon Marina Board. Next steps include identifying a contractor to provide/install signs, confirm placement and get Marine Board approval.

c. Slip 20 acquisition

Kudos and "thank you" to Bill Nicholson and Doyle Miller for installing new "buttons" on the dock riverside edge; the buttons delineate the boat docking space for each slip and slips 9-19 picked up several inches for each slip from the 10 feet of slip space that had been held for the slip 20 rights which are now owned by CIMA. The remaining work will be to revise the

governing documents to reflect the Marina's ownership of all of the rights previously held by the Developer via slip 20.

d. Snow removal

Follow up work (thanks to Susie Hasty for her follow up and written report) has been done; bottom line: no viable nor cost effective option for intermittent snow removal has been identified.

KUDOS and THANK YOU to the Hines for offering the marina the occasional use of a "snow blower" that they own.

In the meantime, please prepare for "pop up" shovel parties when the snowflakes fall.

6. New Business/Business from the floor

There was nothing introduced at this point in the meeting.

Dates in 2026/27 for meetings and social gatherings were discussed and some post-meeting follow up was conducted. PLEASE see dates below

7. Adjournment

The meeting was adjourned at 7:28pm

Respectfully Submitted

Dave Bartz
Secretary

IMPORTANT DATES

Meetings:

Annual Member meeting	March 1, 2026	2pm	place TBD
Board meeting	March 10, 2026	6:30pm	board room
Board meeting	June 30, 2026	6:30pm	board room
Board meeting	September 29, 2026	6:30pm	board room
Board meeting	January 12, 2027	6:30pm	board room

Social calendar:

Annual BBQ July 26, 2026 4pm CIMA yard

Social Hour gatherings June 25, 2026 5pm

August 13, 2026 5pm

September 10, 2026 5pm

Holiday decorating TBD

Christmas ships December 13, 2026 (gate opened at 4; ships arrive approx. 7pm-8pm)

Progressive Dinner TENTATIVE: December 20, 2026 *** Feedback invited*** Some folks have suggested this date after the Christmas ships. In some years, we've held the dinner before the Christmas ships (in 2026, that would be Dec 6). PLEASE let us know if you would prefer an earlier date than the proposed December 20 date