**Minutes of the Regular Meeting of the Board of Directors**

**Class Harbor Association**

**Date:** August 15, 2011

**Location:** Home of Phil & Gunnel Seitz, Slip 7

**Board Members Present:**

President: Don Larson

Secretary: Chris Fountain

Harbormaster: Phil Seitz

Director: Paul Baker

Director: Mike Smith

Director: Betty Trudeau

**CHA Members Attending:**

Gunnel Seitz, Ron & Patti Crenshaw, Dawn & Gary Banker, Stan & Marilyn Wallace, Larry & Patty Stearns

Ann Faricy

**MINUTES**

The meeting called to order at 7 PM by President Don Larson.

Quorum was present.

**Secretary’s Report:**

July Minutes approved as corrected (Delete “FINAL PAYMENT TO AMBAR FOR CHA UPLAND EXISTING PROPERTY” under New Business)

**Harbor Master's Report:**

The remainder of the material to complete covering the ramp has been ordered, and will be installed when it is received.

The backflow inspection has been completed, and the system was found to be in order.

A Fall Cleanup will be scheduled after the tree cleanup has been completed.

Larry was commended for “dusting” the cottonwood off the ramp railings, and other general cleanup!

**Treasurer's Report:**

David reported a $1051.00 “mystery figure” that needs to be deleted from the balance sheet. However, even with that figure appearing, all totals are reconciled.

$8000 was moved into the checking account from savings to pay for surveying for dock work and expenses relating to Slip 13.

It was a fairly standard month, with utility billing at standard levels.

The loan from Ambar for the upland property has been PAID IN FULL!

**OLD BUSINESS**

***Dock Build-out***

The property line adjustment (adding the Morrison property purchase to Class Harbor) has been approved by the City of Portland.

On August 9, we received the deed to the upland property from McGettigan/Ambar, and now have proof of ownership. A new deed will be created within the next 3 weeks, reflecting the new survey work that has been done.

McGettigan/Ambar has given us a letter of intent to provide required financing for the project. Paperwork will be finalized before the end of August, with financing to begin September 1, 2011.

The permit specialist and structural survey crew has started working on the engineering required for the permitting process. Structural engineering work will show if we can complete the project using only existing pilings.

***Landscape Report***

In Sheila’s absence, Chris read Sheila’s report:

“Permits have been obtained to remove two trees from the upland property: the trees by parking space #4 and 12. The work will commence on August 25 by Rich's Tree Service. Please ask members to move all vehicles from the parking lot to outside the gate. The crews will need access to all parking spaces including the guest parking lot. There are 3 boat trailers to the west end of the guest parking lot that will need to be moved to allow access to the cedar trees that are being trimmed and skirts raised. (one trailer has a flat that will need repair before the trailer can be moved).”

**NEW BUSINESS**

***Bylaws & Rules and Regulations***

Because a new slip is being added back into the moorage, we will need to revise the bylaws (and perhaps the rules & regulations) to reflect this change. Volunteers for this committee are Ann Faricy, Gunnel Seitz, and Mike Smith.

**ACTION ITEM:** This committee will recommend required changes to the Board. (A 2/3 majority vote from the entire moorage is required to make permanent revisions).

***Bank Erosion***

Betty reported undercut erosion of the bank near the property gate across from Donna’s and Ann’s houses. There is a city storm drain there, but the water has jumped the drain and is eroding a different path.

**ACTION ITEM:** Phil will contact the City regarding this drain.

***West End Dock Piling***

Ron Crenshaw presented his concerns regarding the pilings on the West End. The following is his written assessment of possible problems:

“I notice that the subject of the west end pilings and lack of a roller came up last time. These pilings also have some other problems which need resolution:

1) They were not extended to the height of the rest of the dock pilings. Assuming there was some rationale for extending the height of the other piling after the flood these shorter pilings would be a problem should the

add'l height of the other pilings be needed.

2) The bolts anchoring the pilings together at the top prevent the dock from going higher than the '97 flood levels so homes at that end will be anchored to that level presenting what I assume would be a fairly hazardous condition. At a minimum they would be flooded, sank, or break off the pilings. Gordon marked the '97 flood levels on one of the pilings so it is easy to see the problem area.

These items together would seem to jeopardize the homes on the west end of the community dock should water levels reach or exceed the previous flood levels. Maybe the engineering firm could also look at a solution to this

when the East end is engineered. I am not sure of what the logic would have been to extend all the pilings to a higher level except for the West end.”

Group discussion revealed that the dolphin at the East end is a pivot point that keeps the dock from going side to side. No members were sure why it was constructed this way.

***ACTION ITEM:*** Discuss with dock engineers the piling problems at the East end when the work on the West end is being done.

***Welcome to New Members:*** Meeting attendees welcomed our newest members: Ron & Patti Crenshaw, and Larry & Patty Stearns!

Meeting Adjourned at 7:26 PM.

**Next meeting: Monday - September 19 , 2011 - 7 PM**

**Home of Gordon Bussey - Refreshments/drinks courtesy of Rick Bryant**

Respectfully submitted,

Chris Fountain

Secretary