**Waverly Marina Association**

**Board of Directors Meeting**

**March 16, 2023, 5:00 pm Waverly Marina Office**

The meeting was called to order at 5:07pm by President Dave Soots

**Present: Dave Soots,** Dan Tekorius, Corey Hill, Jeff Denny and harbor master (HM) Jack

 Goodwin

WMA Board meeting minutes for January 18, 2023 were approved via email.

**Old Business:**

DSL waterway lease holdover/permit update

We are still waiting on DSL to respond to the last communication from the WMA board. Dan will reach out to DSL again. The lease hold over extension expires on May 31, 2023

Steelhead Construction Update

Rick from Steelhead Construction touches base with the board every 3-4 weeks

Insurance Company Update

Dave will reach out to Brandon Parish.

**New Business:**

Pedestal Replacement

Terry from Cochran Electric said the pedestals are due in the last week in May 2023. Cochran Electric will be available to start in June, pending the arrival of the new pedestals.

 Finances

Bank stability was brought up. WMA money is held at On Point Credit Union in a few different accounts totaling over the FDIC insured amount of $250,000. Discussion ensued about how to protect our finances held at the credit union.

Water Line Replacement

Approximately 1400 linear feet of 1” PEX pipe is needed to replace our current lines. ¾” copper pipe will be used at the water pedestals that will be installed. Even with water running, the current copper pipe suffered multiple failures during this past winter. Jack is working on putting a supply list together. He and Malcolm will move forward to replace the water lines this Summer.

Wi-fi camera system

There have been reports that the wi-fi system is not working properly throughout the marina. Blake was down last week to check. Discussion ensued and the board and Jack will follow up with Blake to get it operating properly.

Ice Machine

Jack will price a new ice machine replacement (550#/24 hrs.). Roses, Pitman’s and Commercial Refrigeration are options.

WMA Annual Membership Meeting

The annual meeting will take place on Thursday, May 18, 2023 at 6:00pm. The meeting will be held at the Smile Station. Jack will reserve the Smile Station from 5pm – 8pm.

 Harbor Master Report

 Projects and Repairs

* Upstairs Office.
	+ The office was tested by Mold Testing Services of Oregon. Discussion ensued about the report.
	+ Solution: Complete roofing repair project to assure no small leaks are happening. Make sure AC unit has been deep cleaned and keep a maintenance/cleaning schedule. The AC unit upstairs does have a “Dry” setting. Once cleaned, AC should be able to work as a constant dehumidifier. There are discolorations on the plywood in the attic area. Recommend we remove and replace any wood in that area that shows signs of water damage. Once completed; rent a commercial dehumidifier to remove all excess moisture in the office.
	+ Bids
		- Russ from Lariat Roofing. Plan to remove all old, corroded screws and replace with new rubber sealing screws. Also plans to add support to different structures and vents. Needs dry weather to complete project. Bid = $3,285.00
		- ABC Roofing – Spencer Bolt quoted us $3,000 to do similar work as Lariat Roofing. This bid may be hard to schedule as their company is getting busy with nicer weather.
		- Western Pacific Roofing – Similar plan as others. Replace old bolts. Mentioned removing panels to check for damage to interior support. Remove and reseal vents and other openings. 2-man crew, full safety gear. Bid = $4,670.00
	+ Motion made and passed to have Jack hire Lariat Roofing
* Water/Sewage Pipe Heat Trace System.
	+ This has been a difficult project to complete. Currently Power Plumbing has completed the replacing 100 feet of our sewage pipe and provided material for us to finish insulation of the pipe they replaced. Total came to $6,940.00. Power Plumbing did not have the knowledge on how to repair or replace heat trace; suggested we hire an electrician.
	+ (1/20/23) I had been working with Terry Cochran to get our heat trace evaluated to see what our next best option is. Cochran ran multiple tests that showed we are receiving power to the device, but nothing was being shown at the ends of each heat trace line. There are multiple visible breaks in the line, 2 or 3 sports where the line is completely unattached, and others that wear and tear are visible. Cochran’s only recommendation was to completely replace the system. As he did not have the knowledge on how to repair our current system. His bid was approx. = $15,000.00. Equipment = $12,000.00. Labor = $3,000.00.
	+ (2/14/23) I had talked with our old harbormaster about our heat trace system. He mentioned that Happy’s Plumbing had worked on our systems in the past. After speaking with employees about our situation, I made an appointment with them for mid-February. The day of our appointment I got a call from the owner saying they have never done heat trace for us or anywhere. Said they were not interested in job anymore. Due to rising temperatures, we tabled to discuss further at board meeting.
	+ Jack will continue to work on finding another company to replace/repair the heat trace. Corey will check with his general contractor.

**Adjourned:** Meeting adjourned at 6:12pm

Respectively submitted, Corey Hill, Secretary