# Waverly Marina Association Board of Directors Meeting

**November 14, 2024, 5:00 pm Waverly Marina Office**

The meeting was called to order at 5:00 pm by President Dave Soots

**Present:** Dave Soots, Dan Tekorius, Corey Hill, Robert Peterson, David Seulean via phone and HM Dominic Bender

WMA Board meeting minutes for October 17, 2024, were approved via email.

# Old Business:

Under Ground Storage Tank (UST) Bid Review

* Rob reported that he had received the first bid for the removal/replacement of the USTs.

The UST has a 30-year warranty on one 50/50 spilt 6000-gallon tank. The tank cannot be split 60/40. The total price to remove/replace the tank came to about $218,000 ($150k for removal/replacement, $60k for the tank & $8k for the permits). He is expecting to receive two

(2) more bids within the next 30 days. Discussion ensued about paying for the UST replacement.

Roof Replacement Insurance Update

* Dan heard back from the insurance company regarding the questions the board had submitted.
* There is no specific timeframe to complete the roof replacement and collect the insurance amount.
* The Insurance company is required to set aside funds to pay losses and would collect any interest earned on its overall funds invested.
* The policy is intended to provide coverage to restore the property to its pre-damaged condition. Coverage is on a Replacement cost basis. The company advances payments based on the ACV of the damaged structure. The RCV amount in excess of ACV is only paid when the work is completed.

Steel has a greater life span than wood. It would represent a betterment over the current

construction. The insurance company would consider steel over wood if the steel represented a savmgs.

Update on Fallen Tree

* Dave reached out to the Portland Rowing Club moorage again regarding the fallen tree on their property obstructing slips at WMA. Morgan, their harbor master, responded that they were not going to do anything with the tree, because it blocked entry to their parking area and had cut down on theft. He then told Dave that as the water got higher, they would attempt to remove branches that impeded WMA slips.

# New Business:

WMA Winterization

* HM has been and will be getting the marina ready for cold weather including turning on the heat trace and emptying the water from the fire stand pipes.

Christmas Ships refueling

* It was discussed and agreed that the Christmas ships could use WMA fuel docks to refuel during the Christmas boat parade schedule.

DSL Permit Requirement

* The DSL now requires each marina to survey the boats that are moored in their marina every December and submit the report by February 1st of each year. The HM will gather the required DSL information and submit the survey to the DSL.

Leased Office Space

* Chip wants to move out and break his lease. The board agreed to have him provide a 30-day notice and pay through the end of December 2024. Dave to follow up.

**Harbor Master Report:**

Updates on repairs and projects

* Oregon Marine Board boat registration sticker renewal.

Program standards for the Clean Marina & Aquatic Invasive Species Program

require a minimum of an 80% compliance rate on current registration stickers on boats while moored at the marina.

The Harbormaster is taking inventory of boats that are in and out of compliance with current stickers.

* Standpipes winterization

The Harbormaster would like to rent a Pneumatic 110 cfm Tow Behind Diesel Air Compressor from Johnson Creek Rentals for the purpose of purging residual water in the docks' fire suppression standpipes and needs to borrow a truck with a trailer hitch to tow the compressor to and from the marina. The board agreed to have HM rent an air compressor for the day.

Dave volunteered to pick up the compressor.

* Fire Extinguishers: all were tested and certified by Portland Fire Extinguisher Co. in October 2024.
* Update on Fuel Cardlock: The system is working as it was designed to do.
* Dock Repairs: Docks are being continuously monitored for maintenance issues.

Slip Sales Completed:

#133 Jeff Denny to Robert Peterson: $62k. #149 Don Morisette to Troy Fowler: $65k.

The next board meeting will be December 12, 2024 at 4:00pm.

**Adjourned:** Meeting adjourned at 6:20pm. Respectively submitted, Corey Hill, Secretary