**Waverly Marina Association**

**Board of Directors Meeting**

**April 17, 2025, 5:00 pm Waverly Marina Office**

The meeting was called to order at 5:04 pm by President Dave Soots

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

David Seulean

WMA Board meeting minutes for February 27, 2025, were approved via email.

Note: WMA Board of Directors meeting scheduled for March 20, 2025 was cancelled.

**Old Business:**

Roof Replacement Update

* Dan and Dave gave an update on the roof replacement.
* Erica (Claims Coordinator), Brandon (Nationwide Insurance Marine Surveyor), Eric Fisk (Insurance adjuster) and KC Marine have been working together with the board to move this project along.
* Replacement of the fingers would be less costly then rebalancing and engineering the old fingers to attach roofs and hold weight. The package has been submitted to Brandon who will forward to Erica with recommendations. Eric will make the final determination on the insurance settlement dollars for the roof replacement.
* There is $250,000 in insurance coverage for regulation/code changes above the insured amount per dock
* Getting a performance bond was discussed and agreed upon taking out a policy to protect WMA investment in the roof construction project – Contractor’s contract must include a performance bond
* Building permits were discussed (approx. $41,500 for permits/Type II River review/permit application)
* It was agreed in principal to move forward with the permitting process pending an approved construction contract that includes a performance bond and Insurance final approval.

Dredging Update

* Andrew Jansky contacted Dave with questions about WMA UST’s location and is proceeding with the dredging permits required

Under Ground Storage Tank (UST) Update

* The WMA board agreed to table the replacement of the UST at this time to concentrate on the roof and dredging projects. Insurance is available for the current UST. The current UST will be reinsured in July with a $50,000 deductible.
* DEQ requires a Responsible Party” from the moorage be assigned to the Marina UST tank. It was agreed that the HM would be WMA responsible party regarding the UST.

**New Business:**

Cardlock Application

* Charles Arnell applied for cardlock fuel access. The board voted and approved his application.

Fallen tree

* The tree was dealt with and impeding branches removed.

Member Insurance

* Discussion ensued regarding members insuring all their equipment and boats.

**Harbor Master Report:**

Updates on repairs and projects

Algae have been purged.

Oregon State Marine Board annual boat report (exhibit D of lease #9972-ML regarding boat registration sticker renewals)

* Harbormaster continues to pursue boat owners that are out of compliance with their registration stickers to retain the OSMB Clean Marina designation.
* Update: More boat owners followed through and updated their registrations: A-141, E-32

Camera system

* Twelve of thirteen cameras are working well, only the Gate PTZ needed a reboot by Blake after the cold spell in February. Gate PTZ was intermittent in March, now inoperative in April. Blake was informed and summoned for service. An alternate IT service provider Mitch Hales of the Fisheries Commission is scheduled to become familiar with WMA’s IT system on Friday, 4/18/2025 to remedy intermittent connectivity issues.

Storage lockers and garage: five more lockers were cleared of abandoned property.

Update on Fuel Cardlock:

* The fuel dispenser system continues working as it was designed to do.
* The Fire Marshal inspected cardlock records audit/inspection on March 18, 2025. Facilities inspection failed for lack of an emergency telephone, but the Records Audit was passed. An Emergency 911 Phone was installed on 4/14/2025 and Fire Marshall was satisfied on 4/16/2025.
* Mascott Equipment was scheduled for an annual DEQ Compliance Test (“line test”) on June 12th at 8:30am.
* Slip E-18 renter Charles Arnell of Portland River Tours, LLC applied for a WMA cardlock customer account with fueling privileges for his 23’ Godfrey OR187AHS His total fuel purchase for the year 2024 was 2,750 gallons.

Update on Fuel Tank (UST) replacement bids:

* TankTech bids $152,870.00 for labor and equipment on relining the existing UST. Excavation costs are not included.
* NWTLI declined to bid for relining existing UST. Representative **Brad** **Boston** recommends pursuing alternatives to satisfy the insurance company instead of tearing up the existing tanks if no problems are present in them.
* Mascott bids for UST equipment (6000 gal. split tank) only: $64,531.67. Excludes installation labor, permits, piping.
* Peak Environmental bids $149,541.00 for labor on complete UST removal and replacement with 6,000-gallon split compartment tank.
* Mascott bids for AST equipment (6000 gal. split tank) only: $99,599.41 Excludes installation labor, permits, piping.
* Peak Environmental bids $139,611.00 for labor and permits on installation of 6,000-gallon AST split compartment tank and decommissioning of old UST.
* Update: Two additional proposals for UST replacement and/or AST installation are pending from Tucker Brown of Anderson Environmental and Bill Messer of Petroleum Constructors. \*\*\*One proposal for AST from Tucker Brown: $196,297.00 (includes AST tank, equipment, decommissioning of UST and AST installation all labor) was received in March. The requested UST proposal is still pending.
* Tank Pollution Insurance application form supplied by Beth Linton of Environmental Underwriting Solutions was completed and forwarded to Julie Shine of EPBB for her submission to Beth Linton on 4/3/2025.

Dock Repairs

* Waler repair on C dock is scheduled to be done at slip C-90. Spot repairs of concrete surfaces are being performed during the month of April.
* An upcoming PGE transformer repair (job #3240456 by SIGMA Technologies) is pending coordination with all associated properties for a 2-hour power shut-down on a Thursday at noon. The date is yet to be determined.

2nd Floor Office Space

* The F-7 slip renter Dale Orgain signed a 12-month lease for the 2nd floor office on March 15, 2025, and the space was then occupied.

Slip sales completed

* One sale is to be completed upon pay-off of slip fees due in April: C-85 Jeff Dood (30’ for $46k).
* C-80 renter Paul Hulett is preparing the boat to vacate the slip.

The next board meeting will be May 15, 2025 at 5:00pm.

**Adjourned:** Meeting adjourned at 6:37pm.

Respectively submitted, Corey Hill, Secretary