**Waverly Marina Association**

**Board of Directors Meeting**

**February 27, 2025, 5:00 pm Waverly Marina Office**

The meeting was called to order at 12:57 pm by President Dave Soots

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

 Absent: David Seulean

 Member Gary space 141 attended the board meeting

WMA Board meeting minutes for January 16, 2025, were approved via email.

**Old Business:**

Under Ground Storage Tank (UST) Update

* WMA received some additional equipment numbers from Jubitz
* $62,944.50 UST GlasSteel tank and $83,704.58 UST composite steel tank
* Discussion ensued
* HM to review all bids and put them together for the next board meeting and call insurance company about UST coverage
* UST replacement decision was tabled until the next board meeting

Roof Replacement Update

* An email with roof bids was sent to Brandon (Insurance Surveyor), who conducted a preliminary review and forwarded the package to Eric the Insurance Adjuster
* WMA would like to start the roof replacement project in August/September if all goes well
* In a preliminary building permit review, the city of Portland wants WMA to “prove” the marina had roofs. The city wants the original approved permits from 45 years ago which the city does not have.
* An approved building permit was found from 1987 that showed the middle area of fingers E, D & A without roofs were able to install roofs (the middle area was along E 14/14, E 25/26; D 37/38, D 50/51; A 130/131, A 146/147)

Dredging Update

* Dave contacted Andrew Jansky to move forward with option A
* Andrew responded that option A would not work due to the Corp of Engineers (COE) permit expiring. The COE sediment samples need to be new, so WMA will proceed with option C
* Andrew will continue to work on the balance of permits needed for dredging
* Rob will work on reconciling the amounts paid to Flowing Solutions to date against the amount proposed. Cost will go up due to proceeding with option C and performing the COE sediment samples

**New Business:**

 HOA and Dredging Dues Increase

* Discussion ensued revolving around a 10% or 15% increase.
* A spread sheet was provided to look at the numbers for all slips under each scenario
* The last increase was almost 5 years ago in July 2020. The increase at that time was 25%
* It was unanimously decided to move forward with a 10% HOA and Dredging increase
* HM and board will work on a letter to the members
* The monthly HOA/Dredging increase letter will go out with the next billing cycle

Fallen tree

* HM observed Megan with the Portland Rowing Club building a “dam” by placing limbs on top of the fallen tree.
* Discussion ensued

**Harbor Master Report:**

Updates on repairs and projects

Algaehas been less prevalent and is continually being purged.

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

* The annual boat report was submitted directly to the OSMB by email.
* The report was re-directed to Glenn Dolphin, Environmental Programs Coordinator for the Clean Marina & Aquatic Invasive Species Program.
* The program requires a minimum of an 80% compliance rate on current registration stickers on boats while moored at the marina.
* Harbormaster continues to pursue boat owners that are out of compliance with their registration stickers.
* **Update:** Several boat owners have followed through and updated their registrations: C-82; D-42; D-51; E-31

Camera system: Cameras are working well, only Gate PTZ needed a reboot by Blake after the cold spell in February.

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

Update on Fuel Cardlock:

* Annual Hazardous Substance Report was submitted to the Oregon State Fire Marshal on 1/12/2025.
* The fuel dispenser system continues working as it was designed to do.
* The Fire Marshal has scheduled a cardlock records audit/inspection for March 18, 2025.

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.

Dock Repairs

* A-dock water supply pipe was repaired at A-140 for freeze related burst. The ice machine pressure gauge was replaced. No other pipes burst.
* Waler repair on A dock was done at slip A-126. Docks are being monitored for maintenance issues.

Parking garage

* The parking garage continues to be decluttered. The abandoned Toyota Prius was disposed of by A&B Towing on 2/19/2025.

2nd floor office space

* F-7 renter Dale Orgain has renewed interest and wishes to proceed if his application is approved.

Slip sales completed

* Two sales are in progress: B-125 Vaughn ($60k) & B-118 Navidi ($55k).

The next board meeting will be March 20, 2025, at 5:00pm.

**Adjourned:** Meeting adjourned at 2:25pm.

After the meeting adjourned, the board went into an executive session.

Respectively submitted, Corey Hill, Secretary