**Waverly Marina Association**

**Board of Directors Meeting**

**May 22, 2025, 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, David Seulean (via phone) and HM Dominic Bender

Absent – Robert Peterson

WMA Board meeting minutes for April 17, 2025, were approved via email.

**Old Business:**

Roof Replacement/Insurance Update

* Erica Fisk from Nationwide reached out to WMA board – WMA board wants her to push the claim – Sue (BK) put financial numbers together to compare with the allocated Insurance dollars report that was received
* The board selected contractor, KC Marine, is ready to proceed
* The board discussed a list of questions to ask references about the contractor, i.e. were they on time and budget, would you use the contractor again, has the Wahoo system worked as expected, etc.
* Dave will reach out to the references

Roof Contract was Reviewed

* The board went over questions and clarifications needed in the contract
* This discussion was led by David Seulean – David will assemble his notes

**New Business:**

WMA Financials

* Dave will meet with Rob to discuss financials

HM Dominic will be gone for two (2) weeks starting after Memorial Day Weekend – HM has arranged for marina coverage

Annual Membership Meeting

* Wednesday, July 17, 2025 at 6:00pm at the Buffalo Gap

**Harbor Master Report:**

Updates on repairs and projects

5/15/2025 meeting was postponed until today

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: B-112, A-130, A-129

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 camera was intermittent in March, then inoperative in April, temporarily restored by Daniel Wanless in May.

Blake was informed and summoned for service.

An alternate IT service provider, Mitchell Hales of the Pacific States Marine Fisheries Commission, was scheduled to inspect/become familiar with WMA’s IT system on Friday, 4/18/2025 in order to remedy intermittent connectivity issues.

Mitchell Hales was a no-show, so Dominic requested Tom Bride, slip B-103 owner, for assistance on 5/19/2025, but also scheduled Networks PDX owner Adam Skogrand for system/site inspection on 5/19/2025.

Adam showed up and familiarized himself, in cooperation with Blake Lundstrom.

Blake stated that his warranty will no longer be in effect if another party is granted administrative access to the system, so a preliminary proposal for tech services is pending from Adam. – HM is working on getting the administrator password from Blake

* The board approved moving ahead with Adam to provide services to our Wi-Fi and cameras

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

* The parking garage is being continuously decluttered.

Update on Fuel Cardlock:

* The fuel dispenser system continues working as it was designed to do.
* Mascott Equipment is scheduled for an annual DEQ Compliance Test (“line test”) on June 12th at 8:30am.

Update on Fuel Tank (UST) replacement bids:

* The tanks replacement project was postponed until 2026 due to budget constraints.

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, a competitor, on 4/3/2025.
* Received policy quote by Ironshore Co. on 5/9/2025 from Beth Linton of Environmental Underwriting Solutions via Julie Shine of EPBB for a premium amount of $10,368.00 and a $100,000.00 deductible.

Dock Repairs

* A-132 water pipe leak was detected and repaired at A-132 in early May.
* A-132 piling/dock finger: broken waler/hoop connection was repaired in early May.
* (Sue (BK) worked with the water bureau to adjust the water bill due to the leaks)
* Yellow painted guidelines are in process of preparation/repainting at all dock fingers.
* Waler repair on C dock is scheduled to be done at slip C-90.
* An upcoming PGE transformer repair (job #3240456 by SIGMA Technologies) is pending coordination with all associated properties around the SE Marion Street turn-around for a 2-hour power shut-down on a Thursday at noon. The date is yet to be determined.

2nd floor office space

* A key was issued to 2nd floor tenant, Island Style Charters, for mail delivery to box #7

Slip sales completed

* C-85 sale was completed: C-85 Jeff Dood (30’ for $45k) sold to Nigel Young.
* F-1 Tom Baldwin sale (50’ for estimated $91k) was to be completed upon the last day of the 20-day posting on 4/30/2025 but was delayed pending submission of executed sale documents.
* F-1 slip sale is still in progress with attorney Alan Brickland’s services.

C-80 renter Paul Hulett has moved off the boat and is preparing it to leave the marina by offering it for sale.

Annual Meeting datethe Buffalo Gap is able to host the meeting in June or July, depending on which date is desired.

The next board meeting will be June 16, 2025 at 5:00pm.

**Adjourned:** Meeting adjourned at 6:05pm.

Respectively submitted, Corey Hill, Secretary