

MARINA COMMITTEE MEETING AGENDA

Location: CBHA Clubhouse
Date: November 12th, 2025
Time: 1800 hours (6 pm)

AGENDA DETAILS

I. FLAG SALUTE

II. INTRODUCTIONS

Please sign the attendance sheet

III. MEMBER FEEDBACK

New issues or concerns

IV. OLD BUSINESS

Unresolved issues from the last meeting

1. Marina Project Status (see next page)

V. NEW BUSINESS

1. October Marina Inspection
2. The Sea Lions are back...
 - A. Human-intensive deterrence in place while we work on a barrier system.
3. Discussion of new items & actions for the next month
 - A. Proposals for changes to Marina Rules and Regulations
 - i) Fix typo for boat width to read 9 foot beam maximum.
 - ii) Add details for lease violations and marina issue resolution.
 - iii) Clarify the Waiting List process.
 - 1) Submit a partially completed lease form to be added to the list.
 - 2) Allow the person at the top of the list 1 refusal before bumping them to the bottom.
 - b) Changes to Lease Forms
 - i) Increase font size to enhance readability
 - ii) Clarify lease terms and add relevant Rules and Regulation items. For example, add No Refueling in the Marina (from the current Rules).
 4. How should we measure length and width of boats ?

VI. CONCLUSION

Next Meeting Wednesday, November 12th, 2025

MARINA COMMITTEE MEETING AGENDA

Marina Project Status:

- A Dock - Marine Floats – COMPLETE
 - Fire Extinguishers and Life Ring work COMPLETE
- B Dock - Marine Floats – COMPLETE
 - Original slip holders will return to their assigned slips
- New Lighting – Marine Floats – COMPLETE
- New Fences and Locking Gates for A and B Dock - COMPLETE
- Old A Dock Waste disposal – COMPLETE
- Old A Dock Materials Salvage – IN PROGRESS
 - Sections in Launch Area have been disassembled and sorted into separate components by CBHA Maintenance - Great Job !
 - To be moved to CBHA Water Tower lay-down area
- Signage & Spill Kits COMPLETE
- Fish Cleaning Station - IN PROGRESS
 - All work by CBHA Maintenance
- Log Boom – IN PROGRESS
 - Costs for replacement with modern wave attenuation are prohibitive (\$600,000 to \$1,400,000).
 - Replacing LOGS are our most economical option.
 - Estimates from ~\$30,000 to \$65,000 depending on quality and length.
 - Estimates DO NOT include labor.
 - We have 26 pilings in the log boom that need to be stable before we load them up with new logs. As a result,
 - We are commissioning a Dive Survey and a Geo Survey of the pilings in the marina before we replace the logs (cost ~\$5000 total).
 - If we find damage, sleeving may be possible and is significantly cheaper than replacement (~\$2500 vs. up to \$5000 per piling)
 - Our lease requires removal of ALL creosote pilings by 2030.
 - Initial discussion with DNR indicates SLEEVING may extend that deadline out from 10 to 20 years.
 - This work is not likely to ever get cheaper, so we're looking at all the creosote pilings in the marina at this time.
 - Permitting required IN PROGRESS
 - WDFW and Corp of Engineers permit revisions APPROVED, but have NO work allowed on the pilings. We need to know the scope of the piling work before we can address this (this is the reason for the surveys.)
 - Thurston County Permit update (also with no piling work) IN PROGRESS
 - Revision to add log boom log maintenance and repair, this is not a new permit.
- Audit of Marina Lease Book - COMPLETE
 - Vantage to issue correction request letters in October.
 - Nineteen (19) minor issues are still outstanding.
- Carlyon Beach Marina Sewage Management Plan - COMPLETE
 - Accepted by the State on 10/2/2025, posted in CBHA Web Site



NW DOCK & PILE

MARINE CONSTRUCTION

19 Crown Camp Rd

Cathlamet WA 98612

(360)-244-2312

A Subsea Corporation

SUBSEMI783DH

DIVE INSPECTION CONTRACT

Scope of Work:

Divers will evaluate all piles, existing splices and structural beams. Divers will document any issued areas, take all necessary measurements, and take photographs for reference. Specifically, diver will measure all log boom piles and document/number and inspect A and B dock pilings.

Total estimated cost for this would be \$2,000.00 (excluding W.S.C.T.). Will include a short document describing the process and observations. Recommendations will be given for future work. If more or less time is required, the amount will be adjusted accordingly.

Please Note:

- The estimated contract price is for the dive inspection as described above. This contract does not include cost of repairs or Gailes Tax.
- Visual service dive. Photo documentation will occur only if problems are discovered and/or future issues are detected.
- Confirmation emails will be sent with inspection results. If repairs are recommended, we will document and submit a construction proposal/contract for your approval.
- This proposal and estimated cost are good for 30 days from Date above.

If you wish to proceed/move forward - please sign below and return in order to be scheduled for the dive inspection.

Date of Acceptance: _____ Customer's Signature _____

Thank you.



Outlook

RE: CBHA Dive Survey Contract for Email Approval

From davemalaspino <davemalaspino@gmail.com>

Date Tue 11/11/2025 12:13 Pivi

To Vernon Jensen <Vern.Jensen@outlook.com>; barb quick <barbieqcbha@yahoo.com> <barbieqcbha@yahoo.com>; Dianne Bradford <satinscoaster@kalama.com>; Ray Bradford - Marina Volunteer <dray@kalama.com>; Dianne Bradford Treasurer <treasurer@carlyonbeachhoa.com> <treasurer@carlyonbeachhoa.com>; Sandra Marsh <tainui46@gmail.com> <tainui46@gmail.com>

Cc Michael Haskett - Vantage Rep for CBHA <mhaskett@vantagecommunities.net>

Dave Malaspino approves Vern's proposal

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Vernon Jensen <Vern.Jensen@outlook.com>

Date: 11/11/25 11:26 AM (GMT-08:00)

To: "barb quick <barbieqcbha@yahoo.com>" <barbieqcbha@yahoo.com>, "dave malaspino <davemalaspino@gmail.com>" <davemalaspino@gmail.com>, Dianne Bradford <satinscoaster@kalama.com>, Ray Bradford - Marina Volunteer <dray@kalama.com>, "Dianne Bradford Treasurer <treasurer@carlyonbeachhoa.com>" <treasurer@carlyonbeachhoa.com>, "Sandra Marsh <tainui46@gmail.com>" <tainui46@gmail.com>

Cc: Michael Haskett - Vantage Rep for CBHA <mhaskett@vantagecommunities.net>

Subject: CBHA Dive Survey Contract for Email Approval

The dive contract we previously APPROVED was updated to include an evaluation of all the creosote pilings in the marina; A Dock, B Dock and the Log Boom

It is attached. The new price is \$2300 plus tax. I propose we ACCEPT this contract for up to \$3000 to cover sales tax and any contingencies.

I will bring hard copies to the workshop tonight (11/11/25).

Vernon Jensen
CBHA Marina Trustee
707-443-7896

Sent from my T-Mobile 5G Device
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Fw: CBHA Dive Survey Contract for Email Approval

From barb quick <barbieqcbha@yahoo.com>

Date Tue 11/11/2025 12:56 PM

To Vernon Jensen <Vern.Jensen@outlook.com>; Michael Haskett <mhaskett@vantagecommunities.net>

I approve
Barb Q

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, November 11, 2025, 12:13 PM, davemalaspino <davemalaspino@gmail.com> wrote:

Dave Malaspino approves Vern's proposal

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

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Vernon Jensen



Outlook

Re: CBHA Dive Survey Contract for Email Approval

From RAY BRADFORD <satinscoaster@scattercreek.com>

Date Tue 11/11/2025 1:10 PM

To davemalaspino <davemalaspino@gmail.com>

Cc Vernon Jensen <Vern.Jensen@outlook.com>; barb quick <barbieqcbha@yahoo.com> <barbieqcbha@yahoo.com>; Ray Bradford - Marina Volunteer <dray@kalama.com>; Dianne Bradford Treasurer <treasurer@carlyonbeachhoa.com> <treasurer@carlyonbeachhoa.com>; Sandra Marsh <tainui46@gmail.com> <tainui46@gmail.com>; Michael Haskett - Vantage Rep for CBHA <mhaskett@vantagecommunities.net>

I am approve,
Thank you
Dianne

From: davemalaspino <davemalaspino@gmail.com>
To: Vernon <Vern.Jensen@outlook.com>; barb <barbieqcbha@yahoo.com>; Dianne <satinscoaster@kalama.com>; Ray <dray@kalama.com>; Dianne <treasurer@carlyonbeachhoa.com>; Sandra <tainui46@gmail.com>
Cc: Michael <mhaskett@vantagecommunities.net>
Date: Tuesday, 11 November 2025 12:13 PM PST
Subject: RE: CBHA Dive Survey Contract for Email Approval

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Sent from my Verizon, Samsung Galaxy smartphone

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Outlook

Re: CBHA Dive Survey Contract for Email Approval

From Vernon Jensen <Vern.Jensen@outlook.com>

Date Tue 11/11/2025 5:33 PM

To Sandra Marsh <tainui46@gmail.com>; Dianne Bradford <satinscoaster@kalama.com>; Ray Bradford <dray@kalama.com>; dave malaspino <davemalaspino@gmail.com> <davemalaspino@gmail.com>; barb quick <barbieqcbha@yahoo.com> <barbieqcbha@yahoo.com>; Michael Haskett - Vantage Rep for CBHA <mhaskett@vantagecommunities.net>

With my YES vote, this makes 5 for APPROVAL of the attached, Amended NW Dock & Pile Dive Survey Contract, for up to \$3000.

Vernon Jensen
CBHA Marina Trustee

Sent from my T-Mobile 5G Device

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From: Sandra Marsh <tainui46@gmail.com>

Sent: Tuesday, November 11, 2025 4:21:08 PM

To: Vernon Jensen <Vern.Jensen@outlook.com>

Subject: Re: CBHA Dive Survey Contract for Email Approval

Hi Vern,

It was the original one!

Yes, for the amendment!

Sandy

On Tue, Nov 11, 2025, 11:26 Vernon Jensen <Vern.Jensen@outlook.com> wrote:

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Vernon Jensen
CBHA Marina Trustee
707-443-7896

Sent from my T-Mobile 5G Device

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CBHA Monthly Marina Inspection Checklist

Inspector(s) Name(s): R. B. BROWN Inspection Date(s): 10/24/25

Weather Conditions: SUNNY + CLEAR

1. Dock Condition:

- Inspect the dock grating system for damage or wear
- Check for any loose, broken, or missing dock planks
- Verify that dock nails, screws, and fasteners are secure
- Ensure docks are securely anchored and stable
- Check for excessive movement or signs of wear on dock pilings and supports
- Inspect ramps and walkways for safe, slip-free surfaces
- Ensure walkways are clear of debris and are structurally sound
- Inspect fenders for proper placement and wear
- Check cleats for security and functionality

Sat / Unsat
Comments

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2. សុវត្ថិភាព និង សារ

- Confirm that each slip is clearly marked with the correct numbering
- Verify that proper signage for dock safety and rules is visible
- Inspect mooring lines for wear or damage to ensure they are secure and functional
- Verify mooring buoys are intact and properly marked

Sat / Unsat
Comments

3. Utilities

- Spot-check water hookups for functionality (no leaks, proper pressure)
- Inspect and marina water lines and supplied hoses for wear or cracks
- Ensure potable water signage is clear and compliant
- Test electrical outlets at slips for functionality (no exposed wires, proper voltage)
- Check for GFCI (Ground Fault Circuit Interrupter) functionality and reset at clubhouse breaker panel necessary
- Ensure lights around the marina, including parking areas and walkways, are functioning properly and that there are no dark spots
- Inspect electrical connections for damage or signs of wear

Sat / Unsat
Comments
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085
UNSAT

4. Waste Management

- Confirm trash and recycling bins are in place and clearly labeled
- Ensure bins are clean, emptied regularly, and not overfilled
- Check that hazardous waste disposal containers are clearly marked and accessible

Sat / Unsat
Comments

Sat

5. Safety Equipment

- Verify that fire extinguishers are present at designated locations
- Ensure fire extinguishers are fully charged and easily accessible
- Check fire extinguishers expiration dates and service tags for compliance
- Ensure life jackets are available for public in the storage box on the pier
- Check that safety rings and throw bags are in place and in good condition

**Sat / Unsat
Comments**

CBHA Monthly Marina Inspection Checklist

6. Environmental Compliance

Inspect for signs of invasive species on docks, boats, or other marina structures
Ensure signage and information about invasive species is visible to boaters

Comments

SAH

7. Security and Access Control

Check that gates, locks, and security systems are operational

Verify proper minimum security settings (e.g., no password, safety pins, etc.)

Sat / Unsat Comments

157

8. General Maintenance

Inspect the grounds for any hazards or debris (e.g., broken glass, trash)

Ensure that grass is mowed, trees and shrubs are trimmed, and walkways are clear

Check for any signs of rodent or pest activity in storage areas and dock boxes, and around the marina office building/ clubhouse.

Comment that the marina is generally clean and free from filth.

Ensure all restrooms, office and shop areas are well-maintained.

Sat / Unsat Comments

18

9. Lease Compliance and Inspection Documentation

Ensure all boats in the marina have current Washington registrations.

Ensure all boats in the marina are properly tied off with main and spring lines as required by the lease, and that lines are in good condition.

Confirm all maintenance records, inspection reports, and corrective actions are properly logged and stored in the Marina Inspection binder in the CBHA Office.

Sat / Unsat
Comments

111

Inspector Comments:

ELECTRICAL OUTLET BROKEN ON
R DRA SWA SWA

CBHA Monthly Marina Inspection Checklist

Corrective Actions (if any):

Signature of Inspector(s):

Date: 10/31/25

Next Inspection Due: 11/27/25