



WATERFRONT ORGANIZATIONS OF OREGON – July 2, 2025

DRAFT MINUTES

Noon WOOO Board Meeting – Zoom/Live-Hybrid Meeting

<https://waterfrontoregon.com/>

Portland Yacht Club (PYC) or by Zoom
1241 NE Marine Drive
Portland Oregon 97211

AGENDA

Call to Order / Kelly Holtz, WOOO VP

Thanks and recognition of PYC for their support!

Events Manager Rachel McDermott

Thanks to Social Director Jane Gire for organizing our Spring Appreciation Luncheon, and to Doug Romjue for chairing the June meeting.

Roll Call

Secretary Maura Alice Hayes

(WOOO needs a Replacement Secretary ASAP!)

WATERFRONT ORGANIZATIONS OF OREGON 2025 OFFICERS & BOARD OF DIRECTORS

PRESIDENT

X Ron Schmidt (The Planning Group/Oarboard)

VICE PRESIDENT

X Kelly Butler Holtz (Oregon Yacht Club)

SECRETARY

X Maura Alice Hayes (Macadam Bay)

TREASURER

X Stan Tonneson (Rocky Pointe Marina)

TECHNOLOGY OFFICER

X Kellyn Gorman (Bridgeton Harbour)

DIRECTORS

Doug Romjue (Executive Director CRYA)

Harry Braunstein (Portland Yacht Club)

X Marlon Bump (Riverplace Harbormaster)

Mark McCuddy (McCuddy's Marinas)

Pascal Le Guilly (Schooner Creek Boat Works)

Justin Teutsch (Columbia Crossings, Inc.)

X Don Gire (Tomahawk Destiny)

X Kirk Lance (CRYC)

X Dan Comfort (JBMI)

Bob Wilson (Tyee)

X Michael Schumann (Rose City Yacht Club) Abby Boudaris

X Rick Nelson (The Islands Moorage)

Welcome & Introductions / VP Kelly Butler Holtz

Approval of Prior Month's Meeting Minutes

Motion made to approve, motion seconded, motion approved unanimously.

Treasurer's Report / Stan Tonneson

45 paid members

No new membership dues coming

Current Balance: \$17,235

Pending Expenses: 2 checks were written for the Spring WOOO party; \$907 and \$9

Core members are coming from floating home HOAs, landlord owned marinas and yacht clubs

NEWS AND INFO FROM OUR GOVERNMENTAL ALLIES

MCSO River Patrol – Sergeant Matt Adams

5 boats will be patrolling during the Fourth of July weekend. They experienced an increase in calls due to Fleet Week and a rise in stolen boats. (RPU deputies have recovered 2 stolen boats in the past few weeks). They assisted with a homicide on Hayden Island. There was a discussion on whether the area the body was found is owned by the DSL or Port of Portland. DSL said that if the Port of Portland does not own it, it likely defaults to them. Multiple members discussed boaters not following wake and speed rules. MCSO recommends having multiple people call in to non-emergency for a quicker response time for any non-emergency incidents on the river.

Portland Fire Harbormaster - Sean Whalen

Sean was present for Fleet Week, where about 2,500 people per day toured visiting ships. River Patrol and the Coast Guard were present to help.

There was a Fire Boat Renaming Event for Station 17 renaming their rescue boat the “Jerry Richardson”. Lt. Jerry Richardson passed away from workplace cancer a couple of years ago. PFD Station 17 services Hayden Island and North Portland areas. Sean will be present for Fourth of July weekend with the Coast Guard.

Sean gave an update about the standpipe thing: Sean is following up with marinas who haven’t had a recent hydrostatic test done by a private company within the last year. He gave a reminder that even though the hydrostatic test has a 5 year max, there are required inspections and maintenance that are annual and need to be submitted. When it comes to remodeling at a marina and electrical and electrical connection work is done, permits need to be pulled.

Department of State Lands (DSL)-Josh Mulhollem

DSL is seeking comments on proposed changes to administrative rules (OAR 141-082 Division 82 regarding Waterway Leases) to achieve sustainable operations in managing waterway authorizations for marinas, ports, docks, floating homes, and more, as well

as implement best management practices to protect the health and safety of Oregon-owned waterways. The comment period is open from July 1 - August 15, 2025 (closes at 5 p.m. Pacific).

Link:

https://www.oregon.gov/dsl/LawsRulesDocuments/PublicNotice_Div82Waterways_CommentPeriod.pdf

What's proposed: Use a single method for calculating compensation for waterway leases. Currently, people and businesses leasing waterways can choose from three different methods. This creates inconsistency, administrative inefficiencies, undervalues land, and can result in inequities for users on the same waterway.

Increase application fees and introduce new fees for late renewals and legal consultation. Existing application fees do not cover the full administrative costs of processing. Adding new fees helps recover costs associated with delays and legal review when required.

Require financial assurances, reduce lease terms, and update application requirements. Oregon's waterways have experienced serious environmental harms and financial risk due to some private uses of public lands. Greater protections are needed to mitigate those risks. Add clarity and minor updates. It's been over 11 years since the last update to these rules.

Summary of Proposed Fees and Compensation:

https://www.oregon.gov/dsl/LawsRulesDocuments/PublicNotice_Div82_FEES.pdf

DSL is receiving a grant for marine debris and vessel removal.

OSMB-Phil Hudspeth

Legislature session has wrapped up and three bills were passed related to OSMB: Outfitter guide bill, aquatic invasive species and OSMB budget. A few abandoned derelict vessels were removed from the waterway with help from other agencies. 2 boats were removed from the Ross Island area, 4 were removed from Astoria/Warrenton area and 1 was removed from Columbia County. OSMB put together a Rules Advisory Committee for the new waterway in Lincoln

County. Two buoys with flashing light signs were installed at each end of the Holgate Channel at the end of May. It cost OSMB \$19,000 for the buoys. OSMB has a limited budget for signage. A petition is required to create new “No Wake Zone” signage:

www.boat.oregon.gov

The Aquatic Invasive Species Bill provides funding for statewide inspection stations to keep invasive mussels out of Oregon.

RCAC-Kelly Holtz

RCAC has met the prior week. They have made a lot of changes to Title 28. RCAC has decided to put a brochure together regarding when to get a permit and what to get a permit for.

Ron asked Dave to comment on if a permit was needed from stringer replacement. Dave responded that if you are replacing like-kind stringers, a permit is not required; If you are making changes where the stringers are called upon to carry larger or different loads, a permit is required.

OTHERS IN ATTENDANCE

COMMITTEE REPORTS

Columbia River Yachting Association (CRYA) – Doug Romjue
OR State Parks - Excused

WOOO Member Directory/ Website/More

Kellyn Gorman, WOOO CTO Technology Officer

Kellyn has been working on upgrading the Constant Contact subscription. The current plan is a \$40/month grandfathered plan that has very limited features and 3 users. Kellyn has called to vote on changing the current plan to either the standard plan or the pro plan. The standard plan is \$24.50/month with includes all of the features

CTO needs and 3 users. The pro plan is \$50/month and includes more users and all the features CTO needs. Motion was approved for the pro plan (\$50/month) with the majority vote carried, Stan opposed. Membership information was sent out to the Membership Committee.

WOOO Wake Advisory Committee (WAC)

Kelly recommended that until leadership is established, the committee takes a break due to it weighing down the agenda.

A poll will be sent out to schedule a time to get a leadership meeting set up.

WOOO DAG Dredging Advisory Committee

A poll will be sent out to get dates put together for a committee meeting. Oregon Yacht Club is in the beginning stages of applying for a permit for dredging. Kelly will share updates as the process continues. Rick will be joining the committee.

Department of State Lands (DSL) Lease/Rates RAC

(DSL Lease RAC WOOO Representative Jim Ryan
RAC Member Justin Teutsch of Columbia Crossings
not present this month)

In April 2024, DSL approved the making of submerged land leases and adjacent regulations. There are three types of leases that have been consolidated into 1 fixed rate lease. The fixed rate lease can run up to 15 years if you are in good standing with the DSL. It rises 3% each year with a 15% rise at renewal of lease. There is a \$150,000 cap every 7 years and a \$175,000 cap after 7 years. Jim is asking for members to review his letter of proposed changes to the leases prior to submitting it. Public written and online comment period is 7/1-8/15, with 6 hearings scheduled, (2 virtual), Bend, Portland, Tillamook, Florence 7/21 (virtual), 22-23 coast, (virtual) Bend week of 28th.

WOOO Governance/Bylaws Committee

Kellyn Gorman, Chair
No report.

WOOO Membership Committee

Mike Schumann, Chair; Harry Braunstein
No report.

WOOO Marketing Committee

Dan Comfort Chair, Kellyn Gorman
Galene Buchholz, Dan Comfort's business partner, was in attendance and will schedule a time to meet with Kellyn to discuss further details regarding marketing.

Legislative

Stan Tonneson Floating Home Rent Control
The rent control cap for floating home marinas owned by landlords:
The legislature passed a 6% cap for floating home marinas owned by landlords with 30+ spaces. For less than 30 spaces, the cap is 7%.

Social Committee, Jane Gire - Chair

Poll will be created and sent out to see if members want to meet at "Pals", the new Hayden Island restaurant for a social hour.

Save The Date: November 8 Annual Meeting & Dinner

The theme for the annual meeting and dinner is "The History Of WOOO".

Other Committees

No report.

Old Business

Governance/Bylaw, Marketing/Social Media and Nominations committees have been formed.
Membership & Marketing will be combined to form one committee.

Ron: The nominating committee has bylaw obligations on when they meet and what they do. Suggests reviewing the bylaws.

Future Leadership - Replacement of Officers

President

Vice President

Secretary ASAP! – starting in July 2025! (Please step forward.)

Treasurer

Strategic Planning Sessions

No report.

New Business

Ron would like to see a focus on marketing membership to businesses. Kellyn has a document outlining how we promote WOOO to different entities, including floating homeowners, businesses, kayakers, and others.

Open Board Discussion

Meeting Adjourned 1:52 pm

Next Board Meeting is Wednesday, August 6 at 12 pm
Best Practices Moorage Leaders Meeting precedes at 11am

Notes submitted by
Volunteer Galene Buchholz