

Waterfront Organizations of Oregon Board Meeting Minutes

Date: February 4th, 2026

Place: Portland Yacht Club

Board Members in Attendance:

Kelly Butler Holtz (President)
Dan Comfort (Vice President)
Quinn Flanagan (Secretary)
Tim Gorman (Treasurer)
Kellyn Gorman (Technology Officer)
Doug Romjue (CRYA)
Harry Braunstein (Portland Yacht Club)
Marlon Bump (Riverplace Harbormaster)
Spencer McCuddy (McCuddy's Marinas)
Justin Teutsch (Columbia Crossings, Inc.)
Nathan Schmidt (Diversified Marine, Inc.)
Jolene Walsh (CRYA)
Abby Boudaris (Rose City Yacht Club)
Rick Nelson (The Islands Moorage)
Ron Schmidt (The Planning Group/Oarboard)

1. Call to Order

President Kelly Butler Holtz called the meeting to order at approximately 11:55 AM. She acknowledged the Portland Yacht Club for providing the meeting space and catering.

2. Proceedings

- **Roll Call:** Secretary Quinn Flanagan confirmed the presence of a quorum.
- **Approval of Previous Meeting Minutes:**
 - **MOTION:** Jolene Walsh moved to approve the minutes from January 2026.
 - **SECOND:** Dan Comfort seconded the motion.
 - **VOTE:** Passed unanimously.

3. Governmental & Agency Reports

Sheriff's River Patrol (Sgt. Adams/Deputy Matt):

- Conducted 18 warnings while performing approved dock walks, primarily for registration compliance.
- The 30-day notice period for derelict vessel removal is progressing; the goal is to clear targeted areas by summer.
- Search efforts continue for a missing person in the Columbia River near the railroad bridge.
- River Patrol will have a booth at the upcoming Sportsman's Show.

Oregon State Marine Board (OSMB) (Phil Hempstead):

- Legislative session is underway (35-day short session); no bills currently impacting OSMB directly.
- 2025 Data: 15 boating fatalities reported (12 non-motorized). 80% were not wearing life jackets.
- OSMB processed over 9,500 safety education cards in 2025.
- A petition regarding slow-no-wake zones at McGuire Island is under review with a response expected by February 13th.

Department of State Lands (DSL) (Josh Mulholland):

- **DSL Updates:** Division 82 rulemaking (lease fees) goes to the Land Board in April. New insurance requirements for lessees take effect in mid-February. A court ruling affirmed the removal of a trespass structure near Marine Drive.

4. Officer and Committee Reports

- **Treasurer's Report:** Tim Gorman reported on January transactions. Efforts are underway to close the Bank of the West account and reinstate non-profit corporate status.
- **Technology Officer:** Kellyn Gorman is preparing the website for renewal notices and researching a move to a more flexible hosting platform.
- **Wake Advisory:** Glass Harbor has purchased the permit for new buoys. Dan Comfort is coordinating contributions (\$760) from the "Big Five" marinas to offset costs.

5. Old Business

- **MOTION:** Ron Schmidt moved to ratify the retention of lobbyist Daryl Fuller for legislative monitoring services at a cost of \$1,000 for a one-year term.
- **SECOND:** Kellyn Gorman seconded the motion.
- **VOTE:** Passed unanimously.
- **MOTION:** Tim Gorman moved to ratify the letter submitted to the U.S. Coast Guard supporting the fixed-span Interstate Bridge design.
- **SECOND:** Rick Nelson seconded the motion.
- **VOTE:** Passed (Ron Schmidt abstained).

- **Best Practices Group:** President Holtz noted a shift to a rotating guest leader format for future sessions.
- **Membership Renewals:** Discussion on moving toward digital renewals while maintaining a master list for outreach.

6. New Business

BPS Presentation (Daniel Sobeck/Jeff Caudill):

- Overview of the Columbia Corridor Environmental Overlay (e-zone) update.
- Proposed changes involve mapping natural resources and implementing FEMA-mandated 170-foot buffers from the bank in certain areas.
- The project is currently before the Planning Commission, with city council hearings expected later this year.
- Clarified that existing legal footprints (homes/docks) are generally grandfathered, but expansions may trigger environmental review.

7. Adjournment

The meeting was officially adjourned at approximately 2:10 PM.

Action Items:

- **Website Migration Research**
 - **Context:** The current GoDaddy template is too retail-focused and restrictive for WOOO's needs.
 - **Assignment:** Kellyn Gorman
- **Document Retention Policy**
 - **Context:** Establish a formal policy for what historical and financial records must be kept or shredded.
 - **Assignment:** Tim Gorman
- **Membership Renewal Launch**
 - **Context:** Finalize the master membership list and send out 2026 invoices.
 - **Assignment:** Tim Gorman / Kelly Butler Holtz

Minutes submitted by Quinn Flanagan, Secretary.