



2026 TDA Annual Meeting Packet

Table of Contents

1. Agenda
2. President's Letter
4. Candidate Bios
5. Considerations to Read Before Voting:
 - Letter from Treasurer, Tom O'Connor
 - Fiscal Year 2027 – Proposed Operating Budget
 - [Regenesis Reserve Study Report](#) (Review on TDA Website)
 - [2025 Draft Annual Meeting Minutes](#) (Review on TDA Website)
7. Independent Fiscal Review
 - Treasurer's Explanation
8. Absentee Ballot (with return instructions)





Tomahawk Destiny Association (TDA) Annual Meeting & Election – Fiscal Year 2026–2027

Date & Time: Saturday, June 6, 2026 – 1:00 PM

Location: Oxford Suites – Town Meeting Room

12226 N. Jantzen Drive, Portland, OR 97217

AGENDA

1:00 PM – Sign-In Begins

- Ballots will be distributed at check-in

1:30 PM – Call meeting to Order and Roll Call & Quorum Report

Proof of Notice: Agenda and Annual Meeting Packet was sent to Membership on 5/30/26

Approval of Minutes: 2025 Annual Meeting Minutes

- Additions or Corrections
- Membership Vote to Approve – First: _____ Second: _____

[Link to the 2025 Minutes Here](#)

Officer Comments

- President – Peter Bairey
- Secretary – Liz Munnelly
- Treasurer – Year-End Review – Tom O’Connor

COMMITTEE & ORGANIZATION REPORTS:

Written Committee Reports will be emailed this week. Please review all materials in advance, especially those related to voting.

Presentations:

- EPIC
- Maintenance Report
- RESERVE Study Report – Peter Bairey
(Including overview & forecast based on the Regensis Report) [View the full Regensis Report](#)
- Overview of the New Governance Reorganization Structure – Gigi Bustin

BUDGET REPORT:

Treasurer Tom O’Connor to present the proposed Budget for Fiscal Year 2027

MEMBERSHIP FORUM

Please notify the Secretary in advance at secretary@tomahawkdestiny.com if wishing to speak during the forum. Deadline to request speaking time is 6:00 PM on Friday, 06/2026.

Please include:

- Date, Your name/slip number and the Topic you plan to address

Budget and Voting Items – Member Action Required

Presented by Tom O'Connor and Liz Munnelly

Members will vote on the following items:

(Please review packet materials and email links in advance.)

1. To Approve the Draft 2025 Annual Meeting Minutes

2. 2026–2027 Proposed Budget

Presented by the Board for membership approval.

3. Architectural Review Committee (ARC) Elections

- 1 position open
 - Candidates: Danna Herrell, Slip 380

4. Board of Directors (BOD) Elections

- 2 positions open
 - Candidates: Andrew “Drew” Lesky, Slip 374

5. Independent Fiscal Review for 2025

ORS 94.670 requires that TDA must have the financial statement reviewed, within 300 days after the end of fiscal year 2026. TDA Members may elect not to comply with that requirement for a given year by an affirmative vote of at least 60% of membership.

- Background is included in the packet.

Ballot Clarification

All Ballots will be collected and counted at the meeting

Requests for a Proxy Ballot must be received in writing from the member, (text or email), to Liz Munnelly at secretary@tomahawkdestiny.com or text to 707-557-1507, no later than 9:00 PM on Friday, June 5th, 2026.

Absentee Ballots, (included in Packet), to be emailed to secretary@tomahawkdestiny.com, or dropped in the mail slot at the Office no later than 9:00 PM on Friday, June 5th, 2026.

Next Regular Board Meeting: Monday June 22, 2026, 6:00p.m. – ZOOM

ADJOURNMENT:



President Letter 2026

Dear Neighbors,

This year brought a change in community leadership. Please join me in thanking Kate Norman for eighteen years of dedication to this community. Kate has contributed her time and expertise as board member, president, and working volunteer. Her institutional knowledge guided TDA through some of its most difficult infrastructure challenges. The board is grateful for the foundation she built.

Liz Munnely joined the board last year and took on the role of Secretary without prior experience. Secretary is the most time consuming of the board officer roles and I hope you'll join me in thanking Liz for her tireless work and assuming the responsibilities of maintaining the official business records of the community. TDA business documents are the property of members and are available for review by appointment, excluding legal or collection actions.

Gigi Bustin has led the reorganization of TDA's volunteer structure into standing committees for Finance, Maintenance, EPIC, and Community, with clear accountability and board liaison relationships. That work is already producing better information for board decisions. Gigi is also board liaison to the Architectural Review Committee.

Treasurer Tom O'Connor has brought sharp attention to our financial reporting and long-term planning. He works closely with our volunteer bookkeeper Joanne Nordquist, finance committee team, and board members to ensure our revenue is collected and bills paid. The treasurer produces monthly budget reports presented in every board meeting Tom has also taken responsibility for the planning and permit process of our dredge project.

Bill Mascot has lent his experience and business acumen to the moorage for many years. He aptly handles counsel, contractor contacts, and financial oversight guide board decision making.

This Year in Maintenance

The past year has seen a significant spending increase for maintenance and repair and is a reflection of our aging infrastructure and the consequences of deferred maintenance.

Mike Patterson took on the Maintenance and Reserve Chair responsibilities last year. His leadership has brought discipline and forward planning to work that had long depended on a small group of volunteers stretched thin. As reserve chair Mike has driven the reserve study process to provide the data for the board necessary for planning and budget.

On the uplands, the stormwater system was cleared of root intrusion that had been backing up drainage. Electrical work was completed across the moorage. TC Diving performed float work on both the east and west ends. RiverBank Construction assisted with repairs to the moorage structure and to individual homes. These contractors have been reliable partners, and the board thanks them for their continued work with us.

The sewer lift system must be replaced this year, a capital expense originally budgeted for 2030. The phase two piling project execution window is November 2026 through February 28, 2027.

Looking Ahead

The board commissioned an independent reserve study in 2026. The findings are significant and will be presented in detail at the annual meeting. The short version: TDA is underfunded relative to what our infrastructure requires over the next ten years. Piling replacement on Fingers 2, 3, and 4 begins in 2027. The dredge permit window opens in 2030. Water replacement is on the horizon. These are not optional expenses.

To address the funding gap, the board is asking members to approve a special assessment; the first in TDA's history. This is not a decision the board made lightly. It reflects an honest accounting of what responsible stewardship requires. The board is committed to keeping fees and assessments as reasonable as possible while fulfilling our obligations to the property.

Committees are essential to this work. The board cannot identify, scope, bid, and manage every project alone. Committees gather information, solicit bids, and bring recommendations forward.

I also want to encourage you, personally, to attend Town Halls and Board meetings, or to read the minutes of those meetings. Resident input and ideas are essential for decisions that affect us all. Volunteering the considerable experience and skills in this community is what keeps costs down. Real change here starts with members deciding to participate. If you have asked why something has not happened, the answer is often that the committee doing that work needs your help.

Respectfully,
Peter Bairey
Board President, Tomahawk Destiny Association

Tomahawk Destiny Association

2026 ANNUAL MEETING CANDIDATES



Nominee for Board of Directors 2026



Andrew Lasky, Slip 374

I moved into the Moorage in August 2022. I'm originally from Chicago. I did my schooling in the Midwest and my initial jobs were also in the Midwest. I moved with my family from Kansas City Missouri in 2013. Part of that was to take a job as a Pediatric rheumatologist at Randall Children's Hospital at Legacy Health. More importantly, it was to live in the Pacific Northwest.

I really love living in a float house on the Columbia river. I think our Moorage is something special and hope that my participation on the board helps not only to support the infrastructure needed for it to thrive but also to maintain the friendly and supportive environment that I feel makes it special.

Architectural Review Committee 2026 Nominee

Danna Herrell, Slip 380

Healthcare administrator by vocation, with a lifelong passion for interior decorating, I thrive on the harmony of structure and style. Captured by the uniqueness of the moorage and the fulfilling lifestyle of the river, I recently made an unexpected but deeply rewarding move from Colorado.

Now, I channel my eye for aesthetics into transforming spaces and embracing the unique charm of this vibrant community. It's with these qualities in mind and the desire to maintain our aesthetic while still promoting safety that would make me a good addition to ARC.





To: All Tomahawk Destiny Association (TDA) Members

From: Tom O'Connor, TDA Treasurer

Subj: 2026-27 (Fiscal Year 27) Recommended Budget

Fellow TDA Members:

Attached you will find the 2026-27 Recommended Budget from the TDA Board of Directors, presented for potential Membership approval at the upcoming TDA Annual Meeting. The 2026-27 budget is in the blue column, with the two prior years to the left for context. The Notes column on the right contains details about real dollar or percentage increases, initials of who recommended the amount listed, or other info that helped the Board decide on this budget. This memo offers pertinent details to help you make an informed vote.

As messaged by the Board since the 2025 Annual Meeting, our moorage needs significantly more revenue to meet our maintenance needs. With that in mind, the Board recommends the following increases:

- Increase monthly HOA fees from \$430 to \$460
- Increase monthly garage rental fees from \$150 to \$215
- Charge each residence a \$600 assessment

These increases will generate over \$82,000 in additional revenue in our next fiscal year, with almost \$70,000 being allocated to our Reserve Fund (big maintenance projects) and cover an over \$12,000 projected increase in operating expenses (ongoing maintenance, utilities, taxes, etc.). We spent a significant amount of time assessing current and future maintenance costs before proposing these fee increases and feel strongly that they are necessary. Board Members are your friends and neighbors and will pay these increased fees along with the rest of you.

You may be wondering, why a \$600 assessment? After taking input from community members, the Board felt a lower HOA fee increase plus an assessment made more sense than a larger HOA fee increase, since HOA fees generally don't go down after they go up and an assessment is a year-to-year decision. We also decided the garage rental fee had been held well below market rate far too long and TDA needs to charge appropriate rental rates to maximize garage revenue.

I will be presenting this budget at the TDA Annual Meeting on June 6th and will answer any questions by those in attendance. If you have questions about the budget prior to the meeting, please email me at treasurer@tomahawkdestiny.com and I will do my best to get you an answer.

Regards,

Tom O'Connor, TDA Treasurer

RECOMMENDED Budget Fiscal Year 2026-2027
Tomahawk Destiny Association, Inc.

NOTES

	<u>2024-2025</u>	<u>2025-2026</u>	<u>2026-2027</u>	
	71 homes	71 homes	71 homes	
	HOA + \$25.00	HOA + \$30.00	HOA + \$30	
	Garage + \$10.00	Garage + \$20.00	Garage + \$65	<i>\$600 assessment per home at start of FY 2027</i>
	FY2025	FY2026	FY2027	
	Budget	Budget	Budget	
Slip Fee per Unit	400	430	460	<i>\$30 increase</i>
Garage Fee per Unit	130	150	215	<i>\$65 increase</i>
Income				
6100 - TDAI Fees				
6125 - Owner Moorage Fees	337,250	366,360	391,920	<i>25,560</i>
6150 - Garage Fees	33,880	39,600	56,760	<i>17,160</i>
RESERVE XFER FOR INFRAS. STUDY				
Total 6100 - TDA Fees	371,130	405,960	448,680	
6400 - Fees				
6410 - Late Fees	1,000	1,250	1,250	
6420 - NSF Fees				
6440 - Realtor Packet/owner trans fee				
Total 6400 - Fees	1,000	1,250	1,250	
6500 - Volunteer Fund				
6600 - Other Income				
6610 - Gate Card Fees	800	800	800	
6620 - Pet Key Fees				
6630 - Tenant Screening				
6650 - Bank Interest earned	3,000	4,000	4,000	
6600 - Other Income - Other		3,000	42,600	<i>\$600 assessment per house x 71</i>
Total 6600 - Other Income	3,800	7,800	47,400	
Total Income:	375,930	415,010	497,330	<i>82,320</i>
Expense				
7100 - Maintenance & Repair				
7104 - Annual Fire Inspection		2,000	2,000	<i>Includes Huser, Red Hawk, PFB Harbormaster, & backflow per JF</i>
7105 - Maintenance Supplies	1,000	1,000	2,000	<i>Per MP</i>
7106 - Equip Rental/Repair	200	200	200	
7107 - Cart Repair & Replacement			800	<i>Per MP, two new carts</i>
7108 - Electrical/Mechanical	400	400	400	
7109 - Plumbing Emergency			2,000	<i>Per MP (this line item added, is missing on our FY budgets but appears on monthly P/L)</i>
7110 - Garages				
7111 - Garage Painting	200	200	200	
7115 - Garage Door	750	750	2,800	<i>Per MP</i>
7116 - Garage Roof	150	150	150	
Total 7110	2,700	4,700	10,550	
7120 - Landscaping				
7121 - Mowing & Gardening	5,500	6,000	7,500	<i>Per JG, includes \$700 for dog run wood chips</i>
7122 - Tree Service	700	700	700	<i>Per JG</i>
7123 - Other (Irrigation, G. light, Chemicals)	1,000	1,000	1,000	<i>Per JG</i>
7124 - Work Day	2,800	2,800	3,200	<i>Per JG</i>
7125 - Landscape Emergency	1,000	1,000	1,000	<i>Per JG</i>
Total 7120 - Landscaping	11,000	11,500	13,400	
7130 - Gate/Fence Repairs				
7131 - Exit Sliding				
7132 - Entrance Swing				
7133 - Pedestrian Gate				
7134 - Pet Gate				
7135 - NE Corner				
7136 - SE Corner				
7137 - West End				
7138 - North End	200	200	200	
7139 - Other Exterior Repairs	300	300	3,500	<i>Gate call box upgrade per PB and CC</i>
Total 7130 - Gate/Fence Repairs	500	500	3,700	

7140 - Parking Lot				
7141 - Paving/Seal Coat/Stripe				
7142 - Sweeping				
7143 - Catch Basin Cleaning	4,000	2,000	3,700	<i>Per MP, jet annually</i>
7144 - General Hauling				
7145 - Parking Lot Lighting				
7146- Security Guards	2,000	1,000	1,000	
7147-Signs & Notices			250	<i>Per MP</i>
Total 7140 - Parking Lot	6,000	3,000	4,950	
7150- Ramp/ Landing				
7151- Ramp Repair				
7152- Ramp Power Wash				
7153- Ramp Lighting	200	200	0	<i>Zero operating cost, 8K is Reserve project per MP</i>
7154- Ramp Pile Brackets				
7155- Ramp Rail				
7156- Ramp Electrical				
7157- Ramp Plumbing				
Total 7150- Ramp/Landing	200	200	0	
7160- Pumping Station				
7161 - Electrical/Pumps	900	900	0	<i>Not needed since being replaced this year</i>
7162 - Float	300	300	0	<i>Not needed since being replaced this year</i>
7163- Tanks				
Total 7160- Pumping Station	1,200	1,200	0	
7170- East End Docks				
7171- East Walk Main/Fingers				
7172- East Flotation	600	600	1,000	<i>Per MP</i>
7173 - East Power Wash				
7174- East Covered Area			300	<i>Per MP</i>
7175- East Lighting	60	60	0	<i>Zero per MP</i>
7176- East Sewer/Water Lines	200	200	1,500	<i>Per MP</i>
7177 - East Pile Brackets	200	200	200	
7178- Other				
7179- Tugs/Divers				
Total 7170- East End Docks	1,060	1,060	3,000	
7180- West End Docks				
7181-West Walk Main/Fingers			3,000	<i>Per MP, finger dock decking</i>
7182- West Flotation			0	<i>Per MP</i>
7183 - West Power Wash				
7184- West Lighting	500	500	0	<i>Zero operating cost, 5K is Reserve project</i>
7185- West Sewer/Water Lines	1,500	1,500	1,500	
7186- West Pile Brackets				
7187 - West Skid Grating				
7189 - Rail				
Total 7180- West End Docks	2,000	2,000	4,500	
7190- Office				
7191 - Office Exterior	100	100	1,500	<i>Per MP, honey pot and standoff repair</i>
7193- Maintenance building				
7192- Office Interior				
Total 7190 Office	100	100	1,500	
Total 7100 - Maintenance & Repair	24,760	24,260	41,600	
7300 - Taxes				
7310- Real Estate Property Tax	76,512	79,760	82,735	<i>\$2974.54 increase: FY26 tracking +3%</i>
7320 - Personal Property Tax	8,338	8,577	8,236	<i>\$340.97 DECREASE: FY26 tracking +3%</i>
7330 - Federal Income Tax				
7340 - State Income Tax	150	150	150	
Total 7300 - Taxes	85,000	88,487	91,120	\$2,634

7400 - Utilities				
7410 - Electricity	4,750	5,011	5,735	<i>\$724 increase: FY26 tracking +2.2% PGE increase</i>
7420 - Water & Sewer	82,150	90,786	81,572	<i>\$9,214 DECREASE: FY26 tracking +6.3% City of Portland increase</i>
7430 - Waste Removal	19,700	21,852	18,002	<i>\$3,850 DECREASE: FY26 tracking +3% Waste Management increase</i>
Total 7400 - Utilities	106,600	117,650	105,310	\$12,340 DECREASE
7500 - Security Committee				
7510 - Monthly Monitoring			600	<i>Gate communication cost? Per CC</i>
7511 - Other	1,000	1,500	1,000	<i>Reduced per CC</i>
Total 7500- Security	1,000	1,500	1,600	
7550 - Pet Committee	50	465	465	
7600 - Internet / Website	1,700	1,700	1,700	
8100 Welcome Committee				
8110 - Print Directory/Copy Packets				
8120 - Welcome Gifts				
Total 8100 Welcome Committee	0	0	0	
8200 - Office Expenses				
8210 - Printing	50	50	50	
8220 - Postage	50	50	50	
8230 - Telephone	1,500	1,400	1,500	<i>\$100 increase per TO</i>
8240 - Utilities	0	0	0	
8250 - Office Supplies	400	400	500	<i>\$100 increase per TO</i>
Total 8200 - Office Expenses	2,000	1,900	2,100	
8300 - Licenses & Fees				
8310 - Bank Fees				
8320 - Corporation Fees	50	50	50	
8330 - Miscellaneous Fees	200	200	200	
Total 8300 - Licenses & Fees	250	250	250	
8440 - Professional fees				
8410 - Legal	1,500	1,500	2,500	<i>Anticipate greater cost during this FY</i>
8420 - Accounting/Bookkeeping	1,500	1,500	1,500	
8425 - Accounting Project		3,000	3,000	<i>independent review? Need to keep in budget in case Membership wants this</i>
8430 - Other + Infrastructure Study	2,600	749	749	
Total 8440 - Professional fees	5,600	6,749	7,749	
8600 - Insurance	36,000	39,977	43,175	<i>Placeholder amount shows 8% increase, DG researching actual amount</i>
8700 - Education				
8710 - Memberships Publications				
8730 - Meeting Hall Rental				
8740 - Meals & Entertainment				
8750 - Annual Meeting	500	500	500	
0000 EPIC	1,700	100	800	<i>\$100 plus \$700 for life jacket cabinet/signage</i>
8800- Miscellaneous Expense	1,778	1,180	960	<i>This line item helps balance the budget</i>
Total Expense (Before Reserve Proj & Depr)	266,938	284,718	297,330	12,612
<i>Balance Before Reserve Fund Contribution</i>	108,992	130,292	200,000	
Desired Reserve Fund Contribution	108,992	130,292	200,000	69,708
Residual:	0	0	0	Balanced budget required via Oregon law, this line must be zero.



To: All Tomahawk Destiny Association (TDA) Members

From: Tom O'Connor, TDA Treasurer

Subj: 2025-26 (Fiscal Year 26) Financial Review

Fellow TDA Members:

Per Oregon law, you are being asked to vote on whether TDA should hire an additional CPA to do a review of TDA finances. To provide context for your vote, here is an overview of how TDA's finances are handled:

- I am TDA's Treasurer and work closely with TDA Bookkeeper Joanne Nordquist. There is an appropriate separation of duties.
- Joanne receives all moorage payments, deposits money in our bank account, enters information in our QuickBooks software, and generates invoices as needed.
- I review all bills and work with Joanne to ensure they get paid. As Treasurer I have check signing authority, Joanne as Bookkeeper does not. She generates needed checks, I review them, sign, and send.
- As Treasurer, I have signatory authority and online access to our bank accounts, Joanne as Bookkeeper does not. She reviews the monthly bank statements for our checking and money market accounts to help generate the monthly TDA profit/loss (P/L) statement.
- For transparency, the entire Board receives the P/L statement every month reflecting all revenues and expenditures.
- For transparency, there is a Treasurer's report about our financial status delivered at every Board meeting and it is always attached to the minutes for review by all TDA Members.
- TDA has a long-standing relationship with a professional CPA, Anne Darrow. Anne checks the work done by Joanne and me, makes recommendations to keep us in compliance with applicable rules and laws, and puts together our tax documents each year.

If the Membership votes to require a financial review, TDA would then seek out and hire an additional CPA besides Anne Darrow to conduct the review. There is an estimated cost for this service of approximately \$3,000, plus additional administrative time for our Treasurer, Bookkeeper, and primary CPA.

If the Membership votes to NOT require a financial review by an additional CPA, then no additional cost or administrative time would be incurred.

I am available for any questions at treasurer@tomahawkdestiny.com or at the Annual Meeting.

Regards,

Tom O'Connor, TDA Treasurer

TDA 2026 Annual Meeting Ballot – Saturday, June 6, 2026
OFFICIAL ABSENTEE BALLOT



1. Vote to Approve the DRAFT 2025 Annual Meeting Minutes

Please review the Draft Meeting Minutes in the packet.

Approve Do Not Approve

2. Approval of 2026–2027 Proposed Annual Operating Budget

Presented by the Board for Membership Approval – See Treasurer’s Report

Approve Do Not Approve

3. Architectural Review Committee (ARC) Elections

One (1) position is open. Vote for one (1) candidate. Write-ins allowed.

Danna Herrell, slip 380 Write-in: _____

4. Board of Directors (BOD) Elections

Two (2) positions are open. Vote for up to two (2) candidates. Write-ins allowed.

Andrew “Drew” Lasky, slip 374 Write-in: _____

5. Independent Financial Review is required by Oregon Law

ORS 94.670 requires that TDA must have the financial statement reviewed, within 300 days after the end of fiscal year 2026. TDA Members may elect not to comply with that requirement for a given year by an affirmative vote of at least 60% of membership. *See Treasurer’s Cover Letter for background.*

- Yes, TDA should hire an Independent CPA to review the Financial Statement for FY2026
 No, TDA should not hire an Independent CPA to review the Financial Statement for FY2026

There are two ways to submit this ballot, CHOOSE ONE:

1. After completing the ballot, scan or take a legible photo and send to TDA Secretary Liz Munnelly at secretary@tomahawkdestiny.com no later than **9:00pm on Friday, June 5th**. Once received, it will be printed and de-identified so the counting committee, on June 6, will not know it is your ballot. While submitting this way is the fastest and easiest method, it does mean Liz - as the lead TDA election official - will see how you voted but will hold your vote in confidence. Neither Oregon law nor TDA Bylaws require 100% ballot secrecy.

2. After completing the ballot, tri-fold it (letter style) and place a piece of scotch tape on the “open” edge to seal it - there should be no marking on the actual ballot that identifies it as yours. No one will know how you voted. Please don’t use packing tape or duct tape to seal your ballot. Place it in a standard letter envelope with a return address that clearly shows it is from you, including your TDA slip/house number, then write the words “Ballot Enclosed.” Place the sealed envelope in the mail slot at the TDA office no later than **9:00pm on Friday, June 5th**.

Please Note: If you must *Mail* your Absentee Ballot, it needs to be **received by Friday June 5, 2026**.
Your ballot will not be counted if it arrives late.