

Tomahawk Destiny Association

Annual Meeting — Committee Reports

Annual Meeting: June 6, 2026

Reports Included

- Beautification Committee — *Chair: Jane Gire*
- Hayden Island Neighborhood Network (HINooN) — *Chair: Victoria Grace*
- ARC Committee — *Chair: Steph Bairey*
- Webmaster Committee — *Chair: Bill Bowling*
- WOOO — *Chair: Ilene M. Kaplan, PhD*
- Maintenance & Reserve Committee — *Interim Chair: Mike Patterson*

Beautification Committee — Annual Report

Committee Chair: Jane Gire

Report Date: 05/25/2026

Bentura Landscaping maintained blowing the parking lot, lawn mowing, island ivy trimming, and other small tasks throughout the year.

New wood chips were added to the dog run.

Work parties were well attended. Special thanks to Del and Joanne for donuts at Café #6, Joan and Russell for the after-barbecue, and Paul Gibbons for the beautiful hanging baskets.

Social

Two well-attended Progressive Dinners were held this year.

Hayden Island Neighborhood Network (HINooN)

Committee Chair: Victoria Grace

Report Date: 06/06/2026

It is an honor to serve as TDA's representative to the Hayden Island Neighborhood Network (HINooN). The meetings provide a forum for community members to engage with affairs affecting the livability of Hayden Island, including ongoing discussion of the Interstate Bridge Replacement plan.

2026 National Night Out — Hayden Island

HINooN is sponsoring National Night Out on Sunday, August 2, 2026 at the Columbia River Yacht Club. This annual community-building event promotes partnerships between residents, law enforcement, and first responders.

- Noon: Event begins — food and beverages available for purchase
- 1:00 PM: Recognition of first responders
- 2:00–4:30 PM: Live music

A flyer will be posted on the bulletin board. All residents are encouraged to attend. Contact Victoria

ARC Committee — Annual Report

Committee Chair: Steph Bairey

Report Date: 06/02/2026

Membership

The committee began the year with Steph Bairey (chair), Sylvia Davids (secretary), Kate Brinkley, Mike Duncan, and Teresa Lawwill. Mike Duncan resigned in January 2026; Danna Herrell was appointed as his replacement and has been an active contributor. Teresa Lawwill has been largely unavailable and her term ends this year. Kate Brinkley has agreed to serve one more year. Gigi Bustin served as board liaison throughout. The committee will need to elect at least one new member at the annual meeting.

Completed — ARC Requests Approved

- Slip #354 (Healy) — external heat pump
- Slip #218 (Patterson) — deck replacement with trellis
- Slip #376 (Sheadel/Gonia) — gates
- Slip #350 (Bowling) — ductless mini-split heat pump
- Real estate entrance sign (design pending)
- Slip #380 (Herrell) — arbor addition
- Slip #210 (Anderson) — jet ski repositioning and deck repainting (also closed a 2023 survey case)
- Slip #230 — confirmed fully remedied from 2023 survey violations
- Slip #376 jet ski dock encroachment — resolved via enforcement letter

Process Improvements

- ARC request forms moved online through the new TDA website
- Point person system adopted in March — one member assigned as primary contact per active case
- Free Bench area monitoring established; laminated dumpster signs installed
- Solimeno/Patterson Free Bench proposal forwarded to the board

In Progress

- Slip #446 (Kaplan) — contractors scheduled; work not yet begun
- Slip #526 (Rosebery) — responded cooperatively; follow-up ongoing
- Slip #540 (Wiley) and Slip #530 (Friend) — monitored by point persons

Upcoming

The committee is developing a proposal for the next moorage survey targeting fall 2026, exploring a rolling sectional approach covering different areas on an approximately two-year cycle.

Support Needed

At least one new ARC member must be elected at the annual meeting on June 6. A full five-member committee is essential for maintaining quorum and managing the enforcement workload.

Webmaster Committee — Annual Report

Committee Chair: Bill Bowling

Report Date: 05/30/2026

Overview

This report covers webmaster activities from March 25 – May 30, 2026, a period of significant transition in which TDA launched a new custom WordPress website, established a MailPoet email system, and trained board and committee members to communicate independently.

New Website Launch

- New TDA website went live March 25, 2026 at tomahawkdestiny.com — built on WordPress with document library, online payments, resident directory, and email previews
- Formally introduced at the Town Hall on March 27, 2026
- Legacy FrontSteps/AssociationVoice platform cancelled April 30, 2026 — a refund may still be outstanding; Treasurer follow-up recommended
- Website traffic (28-day period, May 2026): 221 visitors (+8.9%); 54.5% direct, 30.7% email campaigns, 10.8% organic search

Email System (MailPoet)

- MailPoet replaced the FrontSteps mailing list, integrated into WordPress at connect@tomahawkdestiny.com
- 13+ community emails sent March 25 – May 30, including Budget Town Hall, Board Meeting minutes, and Annual Meeting outreach
- 123 of 128 registered residents actively subscribed

Training & Resilience

Training sessions were held May 22 and May 28; authorized senders now include multiple board members and committee chairs. A mid-night water main break underscored the importance of independent communication capability across the board.

Budget & Savings

- Annual web and communications cost reduced from ~\$671/year to ~\$144/year — a savings of \$527/year beginning FY2027
- WordPress updated to version 7.0 (May 21, 2026); site is current and secure

Looking Ahead

- Continue member login outreach and evaluate newsletter consolidation to reduce email frequency
- Evaluate annual retainer arrangement with Lingua Ink Media for ongoing development support
- Confirm receipt of FrontSteps refund with Treasurer
- Expand authorized sender list as training is completed

WOOO — Annual Report

Committee Chair: Ilene M. Kaplan, PhD

Report Date: 06/06/2026

I am looking forward to serving as WOOO chair. Major areas from my first WOOO meeting were presented in the TDA May 2026 minutes. The June meeting has not yet taken place.

Respectfully submitted,
Ilene M. Kaplan, PhD

Tomahawk Island HOA

Maintenance & Reserve Committee

Annual Report — FY 2025–2026

October 2025 – May 2026

Executive Summary

This report summarizes maintenance and reserve activities conducted by the TDA Maintenance Committee from October 2025 through May 2026. The committee addressed several emergency situations, completed a full spring work party, made significant progress on electrical safety and code compliance, continued the annual reserve update process with Regenesis, and developed FY 2027 operating budget input.

Category	Key Activity	Status
Emergency Response	Sewer leak, loose homes, Lake Tomahawk pump-outs, water main break	Resolved / Ongoing
Electrical Safety	Maintenance shed upgraded to code; east end lights converted to LED; stray current	Completed / In Progress
Dock & Structural	East finger #2 handrails replaced; ramp maintenance documented	Completed / Ongoing
Work Parties	Fall work party (Oct) & Spring work party (Apr): general cleaning, hazardous waste disposal, dog run improvements	Completed
Equipment	Pressure washer pump, blower, and chainsaw repaired; duplicate tools donated	Completed
Reserve Planning	Annual reserve update initiated with Regenesis; FY 2027 budget input drafted	Completed
Lighting Upgrades	Quotes received for ramp lights (\$8,858) and west end lights; awaiting budget approval	Pending Approval
Sewer System	Pump tank replacement quotes under board review; lift station bids in progress	Pending Decision

Emergency Issues

Issues requiring immediate attention during the reporting period.

Structural & Mooring

- Home #210: Pontoon boat broke loose during windstorm (second occurrence) — January 2026
- Home #494 broke loose; volunteer repairs made; broke loose again — January 2026
 - RiverBank scheduled to re-chain #494 when available (ongoing)
- Main sewer leak repaired in front of home #550 — January 2026 (\$1,395)

Lake Tomahawk

- Multiple pump-out events required — January & February 2026
 - Volunteers pumped out the lake weekend of Feb 7–8
 - Volunteers pumped out again Feb 23–24 (March report)

Water & Gas Infrastructure

- Water main break 10:30 PM — May 2026: piling rubbing against water pipe and natural gas line
 - Needs rerouting or protection — resolution TBD
 - Thanks to Mike Murdter, Peter Bailey, and Bill Bowling for their help

Electrical

- Finger #1 light outage — GFI replaced — January 2026
- Stray electrical current discovered at home #122 — April & May 2026
 - Investigation ongoing to determine root cause

Honey Pot Leaks

- East finger #1 residents completed dye/UV leak tests — February/March 2026
 - Home #134 found leaking; Homeowner responsible for repair

Completed Projects & Repairs

Fall Work Party — October 2025

- Strong volunteer turnout; organized by Mike Patterson (Bill on-site for direction)
- Approximately \$450 spent on supplies
- Detailed process documentation completed for future volunteer-led events
- Power tool repairs completed:
 - Pressure washer pump — ~\$200
 - Blower — ~\$100
 - Chainsaw — cost TBD

Spring Work Party — April 2026

- General cleaning, power washing, and trash removal across the property
- Approximately 100 gallons of hazardous waste collected and disposed of
- Dog run improvements: wood chips and wire screening added
- Free bench area cleaned and improved
- East finger #2 handrails and posts replaced
- Ramp maintenance training and documentation completed

Electrical & Code Compliance

- Maintenance shed and east finger plugs upgraded to code — February 2026
 - Electrical work by Cloud City Electric: \$2,079 (includes permit)
- All east end lights confirmed working per Title 28 requirements — April 2026
- East end light bulbs converted to LED

Winter Freeze Preparation

- Freeze valves tested; three found defective and replaced — January 2026
- Two additional freeze valves installed on east fingers #1 & #3 (4 total)
- Three new freeze valves ordered
- Y-adapters added to east end home main water lines to prepare for freezing weather — February 2026
- Freeze valves installed on each end home on east fingers (except #264)

Maintenance Operations

- Chainsaw serviced — January 2026
- Hazardous waste transported to Metro — February 2026
- Maintenance shed organized; duplicate ladders and tools donated to Rebuilding Center — February 2026
- Dye and UV light ordered for honey pot leak testing — February 2026
- Parking lot drain inspected and cleared by ClogPro — March 2026
 - Plan established to clean catch basins annually
- Toolbox donated to facility — May 2026
- Office reinforced; standoff and tank float addressed — May 2026

Projects In Progress

Lighting Upgrades

- West end lights: LED replacement quotes received; awaiting board budget approval
- Ramp lights: quotes received from Cloud City Electric — \$8,858 (includes permit and 21 LED fixtures)
 - Current ramp lights are rated indoor-only and use incorrect ballast system
 - Awaiting budget approval

Dock Structural Work

- West end finger #4 re-planking: approved, lumber cost \$1,072+ delivery and fasteners
- West end main dock: approximately half the dock needs floatation
- East end dock: one floatation block between fingers 1 & 2 to be removed
- Whaler (waler) tightening and section straightening — TC Diving, time and material basis
- Piling planning walk-through: Mark Marine and CJMC scheduling in progress (TBD)

Sewer System

- Sewer pump tank quotes under board review — April 2026 board meeting
- Bids being gathered on sewer lift station replacement/upgrade
 - Meeting held with Ken to review pump-out station requirements

Reserve & Budget Planning

- Annual Reserve update initiated with Regenesi — ongoing throughout the year
 - All committees asked to submit future reserve spending requirements
 - Reserve study notes potential rebuilding of west end fingers as future major project
- FY 2027 Operating Budget input drafted — includes garage door replacement and ramp lighting
 - Garage door replacement quote: \$1,340/door or \$1,995 with opener; 21 doors = ~\$28,140
 - Meet with City Environmental Services for parking lot drain recommendations
- FY 2026 end balance forecast: \$281,134 (interest rate 3.25%) — as of January 2026

Community & Safety Items

- Dead tree removal: community members flagged tall dead trees on property as fall risk — May 2026
- Trip hazard at bottom of ramp transition plate: repair needed
- Rotten post at west end walkway: replacement in progress
- Home #386 front ramp found faulty; replacement needed — May 2026
- Garage door #18: reinforcement and lubrication needed (recurring item)
- Utilities labeling: in progress
- TDA office decking replacement: Greg K. volunteered to assist

Financial Snapshot

Selected costs and quotes from the reporting period.

Item	Month	Amount	Status
Sewer leak repair (home #550)	Jan 2026	\$1,395	Completed
Maintenance shed electrical upgrade	Nov 2025 / Feb 2026	\$2,079	Completed
Fall work party supplies	Oct 2025	~\$450	Completed
Pressure washer pump repair	Oct 2025	~\$200	Completed
Blower repair	Oct 2025	~\$100	Completed
West end finger #4 lumber	Feb 2026	\$1,072+	Approved
Ramp lighting replacement (quote)	Nov 2025	\$8,858	Pending Approval
East finger outlet additions (quote)	Nov 2025	\$7,489	Completed
West End Floatation	March 2026	\$11,082	Completed
Parking lot drain cleaning	Nov 2025 - Jan 2026	\$3,200	Completed
Garage door replacement (quote)	Feb 2026	\$1,340–\$1,995/door	Pending Decision
Sewer pump tank replacement	Apr 2026	TBD	Under Review
Parking lot sealcoat and striping (quote)	Nov 2025	\$18,000	Pending Decision

Recurring Items — On the List

These items have appeared consistently across monthly reports and remain open as of May 2026.

- RiverBank to re-chain home #494 (when available)
- Mark Marine and CJMC to schedule piling planning walk-through (TBD)
- Garage door #18: reinforcement and lubrication
- Apply 'Outdoor Cleaner' spray on docks and walkways
- Label utilities throughout facility
- Whaler tightening — TC Diving, time and material

Acknowledgements

The Maintenance Committee thanks all volunteers who contributed time and effort throughout the year, including participants in both the Fall and Spring work parties, those who assisted with emergency pump-outs of Lake Tomahawk, and homeowners who completed honey pot leak testing on East Finger #1. Special recognition to Bill B., Don E., Greg K., and the many other residents who donated tools and materials to the association.
