Tomahawk Island
FLOATING HOME COMMUNITY
Established in 1999

TOMAHAWK DESTINY ASSOCIATION

REGULAR MONTHLY BOARD MEETING

August 24, 2026 Minutes – DRAFT

Held by Zoom

CALL TO ORDER AND ROLL

Call to Order: President Tom O'Connor called the regular monthly meeting of the Board of Directors of the Tomahawk Destiny Association to order at 6:00 p.m. on Monday, August 24, 2026.

Notice: Secretary Munnelly confirmed that the agenda notice was distributed to the membership on Tuesday, August 18, 2026, with a reminder notice sent the afternoon of August 24.

Directors Present: Peter Bairey, Gigi Bustin, Bill Mascott, Liz Munnelly, Tom O'Connor, and Robin Smith. Six of seven directors were present and a quorum was established. **Director Joining Late:** Drew Lasky was not present at roll call and joined shortly thereafter, during the Membership Forum.

Members in Attendance: Steph Bairey, Steve Bustin, Victoria Grace, Jeff Gendron, Danna Herrell, Dave Herrell, Thea Hosford, Ilene Kaplan, Eric Keebler, Michael Murdter, Kate Norman, Mike Patterson, Tom Puhl, and Janice Solemeno.

APPROVAL OF MINUTES — JULY 27, 2026 REGULAR MEETING

Peter Bairey moved to approve the July 27, 2026 Regular Board Meeting minutes as drafted; Liz Munnelly seconded.

Vote: Six (6) in favor, none opposed. Result: Motion carried.

MINUTES — JUNE 26, 2026 SPECIAL MEETING

Peter Bairey moved to approve the revised June 26, 2026 Special Meeting minutes; Bill Mascott seconded.

Vote: Six (6) in favor, none opposed. Result: Motion carried.

MEMBERSHIP FORUM

> ***Tom Gentry*** *stated that, after reviewing several years of board minutes, he wished to offer observations rather than criticism. He raised five points: (1) that some board processes may be making the Board's work harder than necessary; (2) a perception, whether or not accurate, that the Board governs for a small group rather than the community as a whole, and that such perceptions affect trust; (3) that the governance framework and ad hoc committee introduced by former director Karla Devine before her departure now feels uncertain in direction; (4) that the Board has not addressed why members are reluctant to take on long-term volunteer roles; and (5) that member questions and differing ideas do not generally feel welcome, limiting communication and transparency.*
>
> *Mr. Gentry proposed several ideas for the Board's consideration: establishing a closed, owners/residents-only Facebook group; using the June 2027 annual meeting as a genuine forum for discussion rather than a procedural event; improving the timeliness and openness of the Membership Forum format; examining why some newer owners appear to sell relatively soon after purchasing; and revising the Association's organizational chart to place the membership, rather than the Board, at the top.*

President O'Connor thanked Mr. Gentry and asked whether directors wished to place items from his statement on a future agenda; none did, though several were addressed later under Governance Reorganization.

Secretary Munnelly responded that a closed Facebook group was not an appropriate communication tool, since many members are not on Facebook; President O'Connor encouraged direct, personal communication among neighbors in addition to email and Zoom. Gigi Bustin noted that each of the five standing committees now has its own email address to route member ideas and requests to the Board.

PRESIDENT'S COMMENTS

Yacht Club Burgee / Flagpole Lighting

President O'Connor explained that the Yacht Club burgee was removed from the flagpole because it interfered with the American flag's lighting. He clarified for the record that the burgee was created and hung at the Board's invitation and is moorage property. The Maintenance Committee has identified a lighting fix (see Maintenance Report, below); once installed, the burgee can be reinstalled.

Real Estate Sign

The real estate "pending sale" sign near the moorage entrance remains in place. President O'Connor has reached out directly to the sellers (rather than their realtor) but has not received a response, and will follow up. The Association's website directs agents to use the community sign.

Retreat / Board Handbooks

President O'Connor reported that VF Law no longer offers the HOA board training sessions previously discussed for a Board retreat. He asked whether spare VF Law handbooks were available for new directors Drew Lasky and Robin Smith. Kate Norman, a former board member, offered her copy; Peter Bairey confirmed that he has a spare copy too.

Code of Conduct / In-Person Retreat

President O'Connor proposed placing the draft Code of Conduct back on the September agenda, and again raised the possibility of an in-person Board meeting or retreat in September, consistent with July's stated intent. He asked directors to check their calendars for September availability.

Draft Minutes Review Process

President O'Connor raised the recurring issue of directors requesting changes to draft minutes after they have already been circulated to the membership. He proposed that he and Secretary Munnelly discuss a revised process under which the Board reviews draft minutes before wider distribution.

President's Task Force — Rules and Regulations

President O'Connor proposed forming an ad hoc "President's Task Force" of up to two additional directors to update the Association's Rules and Regulations, incorporating administrative resolutions adopted since 2011. Robin Smith, volunteered; President O'Connor will continue recruiting by email.

General Remarks

President O'Connor closed his comments by reminding the Board that individual directors hold limited authority outside their respective roles (President, Secretary, Treasurer), and that authority rests with the Board as a whole. He stated that disagreement among directors, expressed respectfully, is a healthy part of board governance.

SECRETARY'S REPORT

Secretary Munnelly reported that the "Homes for Sale" directional sign, has been installed at the Association's Main Street entrance. She also noted a pending sale of Slip 534, with escrow expected to close by the end of August.

TREASURER'S REPORT

Treasurer Mascott presented the Period 1 report for fiscal year 2026–27:

- Reserve/money market balance: $329,000, including $686 in interest for the period (approximately 3% annually).
- FY27 reserve funding goal: $200,000, (approximately $16,667 per month); August contribution will be doubled to help catch up.
- Special Assessment: goal of $42,600 for the year; $16,740 collected year-to-date as of August 10; outstanding balance to goal of $25,860.
- Special Assessment due date: October 1, 2026. A $50 per month late fee applies to outstanding balances after the due date, consistent with prior practice.
- July revenue collected: $81,600. July expenses: $12,983, w/utilities the largest category, consistent with typical summer months.
- FY27 overall revenue budget: approximately $497,330.

TREASURER'S REPORT Continued

Treasurer Mascott reported that the Association's D&O insurance invoice must be paid by September 1, 2026 to bind coverage; the carrier had not yet confirmed the exact remittance amount as of the meeting.

Motion: That the Board approve payment of $2,122 for D&O insurance coverage due September 1, 2026.

Moved by: Bill Mascott. **Seconded by:** Gigi Bustin. **Vote:** Seven (7) in favor, none opposed. **Result:** Motion carried.

COMMITTEE AND ORGANIZATION REPORTS

Written committee reports were included in the Board packet and will be attached to these minutes. Because several arrived late Friday night before the meeting, the Board asked that reports be submitted earlier than the current Thursday deadline. A new standardized reporting form for committees and volunteers, developed by Steph Bairey and Gigi Bustin, is nearing completion.

Finance / Insurance

David Herrell reported for the Finance Committee that the Association's insurance came in under budget this year despite market-wide premium increases, which he attributed primarily to the Association's claims-free history. Replacement cost coverage on the uplands increased from 80% to 90%, and the Association moved to a blanket coverage structure (in place of individual limits) with total insured value of approximately $2.765 million. The Association's longtime insurance agent is retiring this year; David Herrell will take a more active role with the new agent going forward, including obtaining an updated replacement-cost estimate for the Association's moorage assets, which the insurer has requested but has not yet been provided.

EPIC

EPIC's request to label and stencil the Association's electrical boxes and gas meters (to reduce confusion, particularly at shared locations) was discussed. The Board directed that ARC select the format, lettering, and materials, with the Maintenance Committee to organize installation as a fall workday project. Directors noted that decisions of this scale may appropriately be delegated to committee/ARC authority going forward, without requiring board approval.

Community Committee, ARC, HiNoon & Wooo

Written reports were distributed in the Board packet; no items required further board discussion beyond what is addressed elsewhere in these minutes.

MAINTENANCE COMMITTEE REPORT

Peter Bairey, serving as interim chair, presented the Maintenance Committee report in person, crediting Mike Murdter, Judy and Mike Goehler, and other volunteers for their work. He indicated his intention to have a Maintenance Committee representative present an in-person report at each board meeting going forward.

- Flag lighting: a $125 like-for-like fix (a brighter, three-light solar fixture) has been identified and will be handled at the committee level without further board action; it is expected to provide sufficient clearance to allow the Yacht Club burgee to be reinstalled on the flagpole.
- Garage locks: Mike Murdter is coordinating replacement of broken garage bypass locks (approximately $10 each) and cables; several cables that bypass the garage door openers have snapped and, in at least three or four cases, caused dents to garage door panels. A backup set of keys will be maintained in the office.
- Ramp lighting: Maintenance (Mike Goehler) is working with ARC on a low-cost lighting trial; in progress.
- Electrical pedestal (west end): the pedestal was found to have been resting only on PVC conduit rather than properly bolted down following an earlier decking repair. An electrician was engaged to repair the conduit and bolt the pedestal down. The Maintenance Committee determined the failure was not attributable to any member and is a moorage responsibility.
- Loose dock blocks (east end): identified as a maintenance priority to be checked.

Tree Service Contract

The Board discussed the Harrity Tree Specialists proposal, which addresses both safety and garden sunlight. Directors asked that the scope be clearly communicated to the vendor.

Motion: Peter Bairey moved to approve the Harrity Tree Specialists bid in the amount of $4,900, to be funded from reserves as the first FY27 reserve draw, with a $250 contingency for stump grinding.

Moved by: Peter Bairey. **Seconded by:** Robin Smith. **Vote:** Unanimous in favor. **Result:** Motion carried.

CAPITAL PROJECTS UPDATE

Piling Project

Peter Bairey reported that Mark Marine (Craig) remains the Association's piling contractor and Clarke Cauffel will serve as the house-moving contractor for Finger Dock 2; the two have worked together previously. A joint site walkthrough was completed and scheduling and logistics were discussed. Peter noted the contractor's execution window is not expected to open before February 2027, though a further scheduling conversation with the contractor that afternoon may affect this timeline; Peter will follow up with President O'Connor and Treasurer Mascott.

The FY27 (Phase 2) scope removes 12 wood pilings and installs 8 steel pilings; a PGE utility pole replacement (approximately $12,000) was identified but is not included in this year's scope unless separately authorized. Peter clarified, in response to board questions, that Mark Marine's full contract estimate of approximately **$266,000 covers all remaining phases (2, 3, and 4) of the piling project**. Phase 2, (Pilings only), total is approximately $80,400, consisting of a materials/labor draw of $58,550 (payable when steel is ordered) balance of $21,850 payable upon completion.

Permitting: the Department of State Lands dredging permit is already in place. Title 28 does not require permits for temporary float moves or dive/compliance work. Electrical, plumbing, and gas disconnect and reconnect work will require individual City of Portland trade permits. Cable and internet disconnections can be handled by a volunteer or the homeowner and require no permit. An electrical bid (Lear Electric, approximately $2,200) is in hand; plumbing/gas and house-connection (chain and standoff) vendors are still being finalized.

Motion: Peter Bairey moved to approve payment of $58,550 to Mark Marine for the ordering of steel (Phase 2 piling materials draw).

Moved by: Peter Bairey. **Seconded by**: Robin Smith. **Vote:** Seven (7) in favor, none opposed. **Result:** Motion carried.

Sewage Lift Station

The Board reviewed the DeTemple Plumbing bid along with a newly obtained bid from Campbell Crane, which may reduce the number of failure points compared with the previously discussed relocate-to-McCuddy's approach, though at greater cost. Bill Mascott recommended obtaining updated pricing from DeTemple, whose bid is dated April 2026, and clarifying contractor responsibility for disconnecting and moving the existing tank.

No dollar amount or vendor was approved at this meeting. The Maintenance Committee will meet September 3, 2026 and report back with a specific recommendation; given the estimated six-to-nine week fabrication lead time for a new tank regardless of the lift method ultimately selected, **initiating tank fabrication was identified as the priority** action item. Consistent with the July 27, 2026 direction, this will remain a standing item under Old Business until complete.

OLD BUSINESS

Garage Rental Policy — Residency / Legacy Exemption

Robin Smith reported that, of the Association's 22 garages, all but three have submitted current proof-of-residency documentation. Two garages (20 and 22) hold legacy exemptions granted by board action in the fall of 2023 following consultation with legal counsel at that time. One garage (16) has not yet responded to the residency request; PGV will follow up for updated documentation.

Tom Gentry, told the Board that a legacy exemption should apply only as a grandfathering mechanism tied to a rule or circumstance change, not as an exception to enforcement, and cautioned that applying it inconsistently could be inequitable to other members who have not received similar treatment.

OLD BUSINESS *Garage Rental Policy Continued*

Robin Smith stated that PGV's position is that the legacy exemption should not continue, as it is unfair to members who have complied with the residency requirement. The Board discussed whether to seek a legal opinion on the exemption question (a majority of directors present were not in favor of doing so at this time) and an alternative proposed by Secretary Munnelly: replacing the residency requirement with a "good standing" standard for all TDA homeowners, (excluding TDA landlords). Directors expressed a range of views and no consensus was reached on whether or how to revise the current rule.

Liz Munnelly will bring forward a specific proposed rule change for board discussion; the matter will return to the September agenda.

Governance Reorganization Update

Gigi Bustin reported that all five standing committees are operating with active initiatives; Maintenance continues under Peter Bairey as interim chair while the committee seeks an additional chair or co-chair. A notice describing the volunteer tiers was distributed to the membership; documentation folders have been established on the Association website for each committee; a "Who You Gonna Call" feature was included in the recent newsletter to help members identify the appropriate contact for common issues; and standardized reporting forms for committees and volunteers, noted above, are nearing completion.

PGV Structure and Reporting

The Board resumed the PGV (Parking, Garage and Vehicle) discussion, on where it fits within the Association's new governance structure. Gigi Bustin, speaking to the Community Committee's position, explained that PGV's day-to-day work is operational in nature and fits within the Community Committee as "steward volunteers," which would provide continuity, shared documentation, and reduced reliance on any single volunteer, without changing the work PGV performs or requiring it to give up current responsibilities.

Robin Smith, speaking for PGV, described the committee's history from November 25, 2024 to address long-neglected parking and garage related enforcement. She asked that PGV retain a direct reporting line to the Board for compliance and enforcement matters, citing the sensitive and sometimes time-sensitive nature of the work.

President O'Connor expressed support for preserving PGV's identity as a compliance-assessing entity, given the nature of its work, while noting his continued support for the governance restructuring the Board previously approved. Each director offered a perspective: Peter Bairey and Liz Munnelly supported PGV operating within the Community Committee consistent with the governance vote already taken, with Liz adding that reviewing one report from each of the five Committees was preferable to multiple reports; Drew Lasky, was inclined to retain the current governance arrangement absent evidence it is not working; Bill Mascott felt the question was linked to the outcome of the residency/legacy rule discussion above.

No resolution was reached. The Board agreed to pause the decision for one month. PGV members will attend upcoming Community Committee meetings to work toward a collaborative reporting arrangement. The matter is expected to return to the Board next month.

Landlord Rental Policy

Placed on the agenda at President O'Connor's request as a placeholder; there was no substantive discussion this month. The item remains on the agenda for a future meeting.

EXECUTIVE SESSION

Motion: That the Board move into executive session under ORS 100.420(2)(a)(b)(iii), regarding collection of unpaid assessments for the property at 494.

Moved by: Liz Munnelly. **Seconded by:** Gigi Bustin. **Vote:** Approved.

The Board reviewed the status of the outstanding fine and assessment history for 494. No decisions were reached and no motions or actions were taken during or following the Executive Session.

Motion: To leave Executive Session. **Moved by:** Peter Bairey. **Seconded by:** Robin Smith.

Result: Motion carried; the Board returned to regular session.

NEXT MEETING AND ADJOURNMENT

Next Regular Board Meeting: To be held at 6pm, September 28th – Location TBD.

Liz Munnelly moved to adjourn; Peter Bairey seconded. The motion was approved unanimously.

The meeting adjourned at approximately 9:14 PM.

SUMMARY OF ACTION ITEMS

Tom O'Connor & Liz Munnelly: Discuss/refine the draft-minutes review process, including board review prior to wider circulation.
Tom O'Connor: Recruit up to two additional directors for the President's Task Force on the Rules and Regulations update; confirm Bylaw provisions on assessment late fees.
David Herrell: Pursue an updated replacement-cost estimate for moorage assets (steel/concrete structures) with the TDA's insurer.
Bill Mascott: Confirm and remit the D&O insurance payment of $2,122 by the September 1, 2026 deadline (approved).
Liz Munnelly: Request committee reports earlier than the current Thursday deadline to allow more board review time before the packet is distributed.
Steph Bairey & Gigi Bustin: Finalize the standardized committee and volunteer reporting forms.
Maintenance Committee / Mike Murdter: Continue replacing broken locks and cables.
Peter Bairey: Continue piling-project scheduling coordination with Mark Marine and the house-moving contractor; report an updated schedule and contract status.
Maintenance Committee: Meet September 3, 2026 to finalize the sewage lift station recommendation (method, vendor, and cost) and report back to the Board; initiate tank fabrication once approved.
Peter Bairey: Follow up on the standoff/bumper-log fix for the dock walkway damage caused by 494.
Liz Munnelly: Draft a proposed rule change regarding the garage residency “good standing” requirement for the September agenda.
Robin Smith / PGV: Obtain updated residency documentation for Garage 16; attend an upcoming Community Committee meeting to work toward a PGV reporting arrangement.
Tom O'Connor: Meet in person with the owner of 494 regarding outstanding fines and the dock-securement plan; request legal counsel referrals for comparable compliance situations.
Liz Munnelly: Contact JBMI (a neighboring moorage association) regarding its experience with non-compliant homeowners.
All Directors: Confirm calendar availability for a proposed in-person Board meeting or retreat in September (Code of Conduct, Vice President role definition, and governance matters).

026-27 P1 Expense, Cash & Reserve Position: July 31th 2026

Expenses

1P

Category	Budget	July MTD	YTD
Income	497,330	81,601	81,601

Category	Budget	July	Annual YTD
Maintenance & Repai	41,600	3,064	3,064
Taxes	91,121	-	-
Utilities	105,309	8,401	8,401
Insurance	43,175	-	-
Professional Fees	7,749	825	825
Other Expenses	8,375	693	693
Total Expense B/R	*297,329*	*12,983*	*12,983*

Other Expenses	Budget	MTD	YTD
Security	1,600	-	-
Pet Committee	465	-	-
Internet/Website	1,700	62	62
EPIC	800	-	-
Office Expenses	2,100	129	129
License & Fees	250	474	474
Misc Expense	960	-	-
Publications	-	-	-
Meals & Entertainme	-	-	-
Annual Meeting	500	28	28
Total Other Exp.	*8,375*	*693*	693

Large or Unusual Expenses

Description	MTD	YTD
Reserve project Exp./Pile Project	400	400

Cash

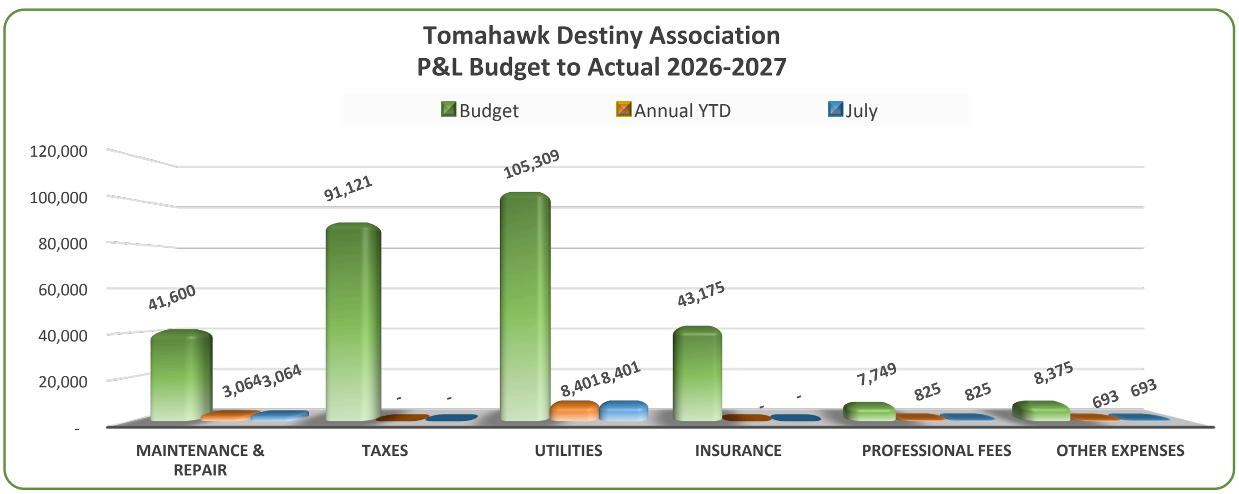
Key Bank - Checking	$	59,821.16
Key Bank - MM Reserve	$	269,499.96
TOTAL	$	329,321.12
3.05% APR Interest MMDA	$	*685.77*

2026-27 YTD Reserve Activity Summary

Starting Balance	$	268,814.19
Transfer Activity (\$16,667)		
July transfer from checking	$	-
Aug. transfer from checking		
Sept. transfer from checking		
Oct. transfer from checking		
Nov. transfer from checking		
Dec. transfer from checking		
Jan. transfer from checking		
Feb. transfer from checking		
March transfer friom checking		
April transfer friom checking		
May transfer friom checking		
June transfer friom checking		
FY Reserve Fund Contributions	$	-
Income to Reserve Goal:	$	*200,001.00*
Reserve Interest Income FYTD:	$	*685.77*
Total FY Reserve Project Expenditures	$	400.00

Notes:

Assessment Fees Paid: $16,740 / Outstanding: $25,860



Tomahawk Destiny Association

Monthly Committee Reports

Reporting Period: July/August 2026

Reports Included

- ARC Committee — *Chair: Steph Bairey*
- WOOO — *Chair: Ilene Kaplan*
- Hayden Island Neighborhood Network (HINooN) — *Chair: Victoria Grace*
- EPIC Committee — *Chair: Joan Flora*
- Community Committee (ComCom) — *Chair: Steph Bairey*
- Maintenance Committee (includes Security) — *Chair: Peter Bairey*

ARC Committee

Committee Chair: Steph Bairey **Report Date:** 08/22/2026

Completed

Slip #580 relocation request: buyers' agents proposed relocating a 60×40 ft concrete float from Fred's Marina into Slip #580. After researching ARC Rules, TDA Rules & Regulations, and Bylaws, the committee voted unanimously (4-0) at the August 10 meeting to deny the request — the float exceeds the 60-foot total limit, extends beyond the slip's boundaries, and grandfathered status does not carry over to new construction. Agents have been notified.

Slip #580 (Dickey/Langevin): commercial staging mitigated — item closed.

In Progress

- Slip #526 (Rosebery) — owner submitted dock replacement application; will be reviewed at next meeting.
- Slip #530 (Friend) — awaiting response to initial letter; point person following up.
- Slip #540 (Wiley) — walk-through with original survey checklist planned to confirm remaining items.

Upcoming

The committee is developing a rolling survey schedule that alternates sides of the moorage for approximately three-year coverage of every home. The Free Bench item was deferred pending input from the Community Committee.

Support Needed

None at this time.

WOOO

Committee Chair: Ilene Kaplan **Report Date:** 08/18/2026

Best Practices Forum

- Working on WOOOPEDIA — FAQ section covering honey pot contractors, permitting info, fire prevention, and bottle drop info. A Dredge Permitting Symposium is planned for February.
- Discussion on overgrowth of foliage at moorages and along the coastline; exploring collective monitoring and removal among organizations. New upstream fertilizers are promoting growth.
- Speeding boats and wake issues remain a concern, though some areas with WOOO-pushed signage have noticed improvement.

WOOO Meeting — Government & Agency Reports

- River Patrol (MCRP): Busy summer with fatal/violent crimes on water and mainland; multiple drownings reported.
- Harbor Master: Several fires this season, including the 4-alarm fire at Centennial Mills — investigations ongoing. Garden hoses at homes and moorages are extremely useful. Overloaded outlets remain a concern.
- Dept of State Lands (DSL): Five vessels removed from Ross Island area; updated fees and licenses published.
- Marine Board (OSMB): Air quality particularly poor in Madras area; boating may be restricted in active firefighting areas. Starting 2027, boating and speed restrictions take effect in Morgan Park and Silette area. No signage currently planned for Gleason and Chinook areas. WOOO discussed boat safety knowledge and documentation requirements for boat renters.
- CRYA (Yachting Assoc): Sauvie Island new harbor is now open.

Committee Reports & Upcoming

- WOOO dinner: October 24
- New WOOO website with updates underway
- Smile Boat Parade: August 22, 11 AM — party at North Waterfront
- RCAC continues working to reduce permit ambiguities regarding float permitting
- Dredge Advisory Committee: February symposium planned on permit education and process improvements

Officer Reports

- President would like WOOO to be more proactive and involved in education; follow developments at Waterfront Park and Portland Bridge Swim.
- Treasurer/Tech: Working on online membership payments and a new website.

Hayden Island Neighborhood Network (HINooN)

Committee Chair: Victoria Grace **Report Date:** 08/18/2026

The August 13, 2026, HINooN Board meeting focused on the National Night Out event sponsored by HINooN, held at the Columbia River Yacht Club on August 2, 2026. There were 133 registered attendees, plus members of CRYC. The first responders who joined were all grateful to be included.

The Fire Department contingent enjoyed showcasing their fire truck and explaining to interested residents the many functions this sophisticated piece of equipment has to offer.

After the first responders were introduced and individually thanked for their invaluable public service, the 1970s yacht rock band Beadhead played for the crowd for two hours.

Interstate Bridge Replacement (IBR)

HINooN continues to follow the IBR project, which appears ready for current test drilling:

- Task: Sink a massive 10-foot diameter test shaft 250 feet into the ground on Hayden Island.
- Obstacle: An unyielding layer of deeply packed, dense boulders damaged the drilling rig's tooth ring and halted progress before reaching the target depth in a prior attempt.
- Controversy: Local groups and engineering watchdogs have frequently cited this historical test failure as evidence of severe subsurface challenges — specifically dense cobbles and boulders — for current replacement planning.

Hayden Island Neighborhood Emergency Team (NET)

HINooN thanks Joan Flora and Cynthia Palormo for their efforts to re-establish the Hayden Island Neighborhood Emergency Team (NET). Their work to reconnect with residents, businesses, and community organizations is an important contribution to emergency preparedness and coordination on Hayden Island.

Respectfully submitted by Victoria Grace, Slip #138

Finance Committee

Committee Chair: Dave Herrell **Report Date:** 08/22/2026

FINCOM is meeting tomorrow 8/23 to review the Insurance Proposals for 26-27. Done Gire and David Herrell have been going back and forth with our insurance provider. Our premiums remain the same as last year which is good news even as our coverage has increased.

All in all, very productive.

EPIC Committee

Committee Chair: Joan Flora **Report Date:** 08/20/2026

Safety Walks

EPIC Safety Walks have gone well, with 15–20 residents attending each walk. Demonstrations and hands-on practice have included:

- Detecting electric current in the water
- Turning off gas and electricity in an emergency
- Locating and using the AED
- Practicing with rescue throw bags
- Reviewing the recommended hose and nozzle setup in front of each unit
- How to prepare a go-bag in case of emergency evacuation
- Refreshing potable water (1 gallon per person per day for 2 weeks)

The October 3 EPIC Walk will be moved due to the Fall Clean-Up. A new September date will follow.

Fire Marshal Follow-Up

- Uplands fire hydrant is now painted PDX orange.
- Unwrapped foam bales have been removed.
- Electric Shock Drowning warning signs are ready to install at the top and bottom of the ramp. EPIC is coordinating with the Maintenance Committee on installation.

Items for Board Consideration

Joan Flora is requesting up to 10 minutes at the August Board Meeting to present the following:

- 1. Numbering electric and gas shutoffs: EPIC proposes labeling each TDA unit's electric meter (and gas meter where applicable) with the unit's house number for faster emergency identification. EPIC will work with the Maintenance Committee during the Fall Clean-Up. The Board is asked to support the cost (two sets of adhesive numbers per unit) and require all owners to allow access for labeling.
- 2. Ready-to-use fire hoses: EPIC recommends each unit have a 50-foot hose with holder and nozzle, connected and ready for immediate use. The Board is asked to require this for all units by January 1, 2027.

Coming Up

EPIC will host the annual AED/CPR training in October. Details to follow.

Community Committee (ComCom)

Committee Chair: Steph Bairey **Report Date:** 08/22/2026

Completed

- ComCom met August 11. Robin Smith joined to discuss PGV reporting and workflow under the new Governance structure.
- TDA Newsletter Issue 2 production and distribution complete. Printing costs $30/month; the committee hopes to offset this by selling a single monthly ad on the back page.

In Progress

- Website event calendar workflow: Jane Gire and Deb Menenberg gather events; Steph Bairey posts.
- Ongoing committee and volunteer recruitment.

Upcoming

- Bulletin board refresh in coordination with EPIC, resuming when Joan Flora returns.
- Relay races revival, coordinated by Victoria Grace.
- Garbage and recycling area signage (resident request).
- Open house protocol for the pedestrian gate.

Support Needed

None.

Program Reports

PGV (Robin Smith, submitted 7/21)

- Gave 72-hour notice on 7/21 to Buck's BBQ — taped to trailer and emailed to Vincent and Greg (owner). Utilized new standard form.
- Tom called to have Ally's car towed (posted for several weeks).
- Garage Rentals: No response from 2 residents; inadequate response from 2 (legacy?). Committee meeting in August to welcome Connie and determine recommendations for the board.

Pet (Kelly Monfort)

Nothing new to report.

Welcome (Kelly Monfort)

Nothing new to report.

Social (Jane Gire)

Progressive Dinner on August 8 — grand success with 46 attendees. Thank you to Del, Joanne, Andrew, and Jill.

Beautification (Jane Gire)

Fall Clean-Up rescheduled — new date: Saturday, October 3 at 9:00 AM. Barbecue by Russell and Deb at 11:30 AM.

Maintenance Committee

Committee Chair: Peter Bairey **Report Date:** 08/22/2026

Flag Lighting

Responding to Tom G's inquiry: Mike Goehler reported (August 12) that the existing solar light is old, lenses yellowed, and inadequate even with all three lamps working. A new higher-lumen solar light runs approximately $125 and is an easy install.

Garage Locks

Mike G's August 12 update: still investigating — locks appear to have been defunct for some time. Mike has been checking with longtime garage renters for history. Investigation in process.

Ramp Lighting

Mike Goelher, in conjunction with the ARC, is testing a possible low-cost solution. In process.

Electric Pedestal Repair

In-person report by Peter Bairey.

Tree Service Contract

Harriett Tree Specialists, Proposal #16640: $4,680, with flexibility not to exceed $5,135. Judy Goehler confirmed she approved this on the committee's behalf.

Piling Project

In-person report by Peter Bairey.

Lift System Project

Judy and Mike Goehler recommend a turnkey approach as reflected in the attached DeTemple Plumbing bid. Please also see the Camble Crane estimate. The availability of the crane alters the potential scope of work; the Maintenance Committee will explore those options.

Security

No incidents to report. Some gate issues were noted. The Security contact has offered to go over gate diagnostics with the Maintenance Committee – please schedule before September 6.

Note: Three bids are attached separately for board review.

Sewer Pump Lift Station project

Sewer Lift System replacement - budgeted at $71,890

CURRENT STATUS:

- Tank status: the current tank has been repaired to fix the hole. It is still in working order but may fail at some unknown point.
- The tank has been repaired but is of unknown vintage so we don't know the lifespan. Suggest inspection via https://awscwi.com/locations/oregon/.
- The lead time for building a new tank is 6 weeks. If we choose to wait for a 'hard failure', we'd have the consequence of 6 weeks without a system.
- If we choose to be proactive, we could order a new tank with positive (avoid extensive down time at the moorage, know that we have a long-term solution) and negative considerations (cost, tank storage, coordination of replacement, fit into existing structure, etc.).
- Debris / log removal: according to the Sewer Lift Station Float Inspection Report, we should remove the log from under the float regardless of when/how we proceed with the lift station project.
- Float status: the recent report indicates the float is in good working order and does not need replacement.

Recommendation: should we decide on investment in a new system, recommend the turnkey solution as quoted by DeTemple. See attached proposal which outlines all services they provide.

DeTemple QUOTE: $61,725.

Benefits:

- Various vendors quoted on aspects of the project; any partial solution requires extensive work on the part of the moorage to ensure success. Based on our evaluations, a turnkey solution is recommended:
    - Moorage talent and resource availability, including task coordination and possible technical and logistical issues
    - Reduced downtime
    - Coordination of required steps with professional project management
    - Accountability falls to the vendor for failures / issues
    - Theoretically, improving results and reducing project duration
- New sewer lift station is installed into existing float (no new float needed)
- Improved monitoring and reporting: a magnetic flow meter would upgrade our current configuration and make it easier to monitor and report monthly information to the water department (currently done by Ken Brinkley).
- Long-term solution with the latest technology and new equipment.
- Bill Mascott mentioned in June correspondence with Mike Patterson regarding this project that we could possibly negotiate on labor as DeTemple includes a lot of unknown labor costs associated with the project.

TANK MOVEMENT / HAUL OUT:

Regardless of how we proceed, we have 2 options to consider for the logistics of replacing the tank, using the current float.

1. TUG BOAT MOVE TO McCUDDY'S - $ TBD (McCuddy's won't quote until speaking directly with the person with the checkbook)
    a. This option requires manpower from the moorage as well as coordination with tug boat operator and McCuddy's.
    b. HHire vendor to move current float and tank to McCuddy's travel lift, going around the outside of the moorage; coordinate return trip.
    c. Return the new tank and float assembly to the current location.
    d. Coordinate with McCuddy's on haul out and work done at their site to remove and install the new tank.

2. NESS CAMPBELL Crane and Rigging - QUOTE: $3,784.73
    a. See attached 4 page quote.
    b. Requires manpower from moorage as well as vendor logistics and coordination.
    c. Requires clearing part of the moorage parking lot for the day, to allow crane set up, etc.

Moorage Responsibilities:

- Both options require that we have the tank pumped out prior to proceeding. Coordinate with both or one of two local vendors who can provide this service.
- Review proposals with chosen vendor/s to ensure all specifications are agreed upon up front.
- Vendor coordination and payment.
- Check on electrical permitting for new tank installation.
- Determine estimated hours of downtime during project completion.
- Communicate and coordinate with moorage.
- Additional steps as outlined in each vendor proposal.