TOMAHAWK DESTINY ASSOCIATION

REGULAR MONTHLY BOARD MEETING

July 27, 2026 Minutes – DRAFT

Held by Zoom

CALL TO ORDER AND ROLL

Call to Order: President Peter Bairey called the regular monthly meeting of the Board of Directors of the Tomahawk Destiny Association to order at 6:08 p.m. on Monday, July 27, 2026.

Notice: The Secretary confirmed that proof of notice was distributed to the membership on Tuesday, July 21, 2026.

Directors Present: Peter Bairey, Tom O'Connor, Liz Munnelly, Bill Mascott, Gigi Bustin, Robin Smith, Drew Lasky. All seven directors were present and a quorum was established.

New Directors: Peter welcomed Robin Smith and Drew Lasky, who joined the Board for Fiscal Year 2027

APPROVAL OF MINUTES — JUNE 22, 2026 REGULAR MEETING

Tom O'Connor moved to approve the June 22, 2026 Regular Board Meeting minutes; Peter Bairey seconded. Robin Smith, not yet on the board at the time of that meeting, elected to abstain rather than vote; the motion carried, 6 in favor, Robin Smith abstaining.

Vote: Six (6) in favor, none opposed, one (1) abstention.

Result: Motion carried.

MINUTES — JUNE 26, 2026 SPECIAL MEETING

The Board took up the minutes of the special meeting held June 26, 2026. A motion was made to limit those minutes to the subject matter, the motion made, the mover and seconder, and the result of the vote, and to strike all narrative and commentary.

The Board discussed the motion at length. Directors speaking in support cited potential future legal liability, the engagement of legal counsel on the underlying matter, and the guidance that association minutes should record official decisions rather than deliberation.

Secretary Munnelly opposed: Stating everything reflected in the draft minutes was said in a recorded meeting and that striking the substance amounts to erasing the discussion that took place. She noted the meeting was recorded and that she could confirm everything that was said. She does not believe the board should reduce the record under pressure. Speaking in opposition, Gigi Bustin cited the value of narrative minutes in preserving historical context. She noted the board has repeatedly gone back through past records, found an action but no context for it, and considers this issue an example of exactly that problem. She wants context preserved for members reviewing the record years from now.

Motion: That the minutes of the June 26, 2026 special meeting be limited to the topic, the motion made, the result of the vote, and that all narrative and commentary be stricken.

Moved by: Peter Bairey, **Seconded by:** Robin Smith

Vote: Five (5) in favor, two (2) opposed. **Result:** Motion carried.

Direction to the Secretary: The Secretary will revise the June 26, 2026 special meeting minutes in accordance with the motion and distribute them to the Board. Approval will be sought by unanimous consent by electronic mail rather than deferred to the next regular meeting.

MEMBERSHIP FORUM

Lee Nielsen, Tom Gentry & Mike Patterson

Lee Nielsen addressed the board. His full statement, quoted verbatim from the meeting recording, follows:

> *"For the record, my name is Lee Nielsen, 584 North Tomahawk Island Drive. On June 26th, this board confirmed that 584 qualifies as a multiple existing dwelling under the legacy exception in Article 11 of our own bylaws, which state plainly that existing multiple dwellings shall be given a legacy exemption. That decision was based on thorough documentation of actual historical multifamily use, supported by the Board's own retained legal counsel, and I was grateful for it.*
>
> *"Four days before our buyer's second contingency expired — a board member, without my knowledge, without my consent, and without notifying me, researched my home's permit history, and sent an urgent Friday night email to the full board. That email was also sent to Kelly Monfort, my real estate agent and fellow member of this moorage. Kelly's a licensed agent. The moment those findings reached her, Oregon real estate law, specifically ORS 105.465, created an immediate professional obligation to disclose material information to our buyers. A third party's unsolicited action effectively imposed a disclosure obligation on us that we had no hand in creating, no prior knowledge of. Kelly did everything right. She held off, hoping the board would respond over the weekend so that the disclosure could be made in context. The board did not respond. The sale collapsed.*
>
> *"I want to be clear about something else. Permit histories and recorded covenants are public records. A standard title search would have surfaced any recorded instruments on this property, including the 1996 Covenant. Our buyers had every opportunity to conduct their own public record search during due diligence. That information was always available to them through the normal channels. It did not require a board member to go looking for it.*
>
> *"I also want to address the '96 Covenant directly. It claims two-family use is prohibited by Title 33 of the City of Portland code. On June 29th, I spoke to Andy Galizia, city planner at Portland Permitting and Development, Title 33 section — the office responsible for enforcing that exact code. He confirmed in writing, and I'm quoting directly: 'There is no zoning code prohibition on renting your home to two or more people <u>to share</u>.' The permit the covenant was tied to was cancelled, never finaled, and abandoned 30 years ago. This is not a live restriction and is not a basis for any action by this board.*
>
> *"I also want to note for the record that claims have been circulated by a board member suggesting 584 caused the moorage's need to dredge. Article 13 of our bylaws assigns dredging responsibility to the association, not to any individual member. That claim is factually unfounded.*
>
> *"Here's what I'm asking for. The first two requests confirm what the board has already decided: written confirmation that the June 26th decision stands, and written confirmation that the 1996 covenant does not alter that decision in light of the city's own statement. The third and fourth are new: correction of the June 26th minutes before they're approved tonight — thank you for doing that, I appreciate it — and I ask the board to take this seriously. I'm asking for a formal policy commitment that member properties will not be subject to unsolicited research by individual board members during active transactions, and that findings will not be introduced in ways that interfere with pending sales, without full board authorization and member notification. That policy protects every homeowner in this moorage, not just me. I'm asking for this in writing so the next buyer sees a clear, final, unambiguous ruling — and so that this never happens to another member of this community."*

Peter Bairey thanked Lee and stated the board would review the statement and take it up at the next meeting.

Response: Secretary Munnelly stated that she had not conducted the permit search and that to her understanding no director had done so. She believed that the information provided to her was germane to the Board's determination, and that the Notarized Covenant appeared, (to her), to bear new light on the legacy status previously granted.

Mike Patterson: Mike addressed the Board regarding the availability of property records through public sources, noting that the Portland Maps records extend back to the year 2000. He then asked to play an audio clip from the previous meeting. However, he was cut off by Peter Bairey and not allowed to complete his three minutes of forum time.

Tom Gentry. Tom had requested time to address the Board but was unable to connect to the meeting. He texted the Secretary with two items: **PGV Rule Implementation**, and to report that **the U.S. flag is not lit at night because the Yacht Club ensign hanging below it is blocking the pole light**. Tom O'Connor noted that Tom Gentry will be invited to speak at the August meeting.

OFFICER REPORTS

President: President Bairey thanked the Board and the membership for their support during his term and announced that he would step away from the presidency effective that date in order to concentrate on maintenance and the Association's forthcoming capital projects. He directed the Board to the committee reports included in the packet, noted the upcoming progressive dinner, and thanked the Association's volunteers.

Secretary: Secretary Munnelly reported that the sale of 500 has closed and that the new owner, Ron Hamilton, has taken occupancy. Slip certificates remain to be prepared for 500 and 252. A replacement slip certificate was issued for Ginger to correct the name of record in connection with the upcoming sale of her home.

Treasurer: Treasurer O'Connor presented the Period 12 expense, cash and reserve position report for the period ending June 30, 2026, being the close of the fiscal year, and noted that these figures will be reviewed by TDA's certified public accountant, Ann Darrow, for the year-end report. Ann will continue in her current role into the next fiscal year.

- Budgeted revenue of $415,010 against actual revenue of $413,475. The Treasurer noted a budgeting error carrying $3,000 of cash carryover forward, and that the Association finished slightly ahead of the corrected figure.
- Maintenance and repair expense of $42,200 against a budget of $24,260.
- Total expenses of approximately $270,000 against approximately $284,000 budgeted, with utilities under budget offsetting the maintenance and repair overage.
- Key Bank operating account balance of $9,138.88.
- Key Bank money market reserve balance of $268,814.19, earning 3.05% APR.
- Reserve activity: $10,000 transferred to the operating account in May for the tax payment and reimbursed June 8, 2026; a further $15,000 deposited to reserve.
- Reserve interest income of $4,459.70. The Treasurer credited Director Mascott, who established the money market account three years ago.
- Reserve funding finished short of the annual goal.

An *independent certified public accountant* has not yet been engaged for the *year-end review*. The Treasurer advised that there is sufficient time and that firms specializing in this work are available.

ELECTION OF OFFICERS FOR THE 2026–2027 FISCAL YEAR

Treasurer O'Connor proposed that the Board consider a slate of officers, with any position drawing more than one candidate to be taken separately. No competing nominations were offered.

Gigi Bustin observed that while the office of Vice President appears in the Bylaws, the Bylaws do not describe the duties of that office, and suggested the position be deferred until the role is defined. The Board discussed the matter and agreed that the principal duty of the Vice President is to act in the absence of the President, or to succeed the President in the event of resignation, and that a fuller definition of the role would be taken up at a Board retreat. It was noted that officers may be elected at any time, this being an internal function of the Board.

Motion: To approve the slate of officers for the 2026–2027 fiscal year as follows:

Tom O'Connor, **President**
Peter Bairey, **Vice President**
Liz Munnelly, **Secretary**
Bill Mascott, **Treasurer**

Moved by: Robin Smith, **Seconded by:** Peter Bairey

Result: Motion carried. The officers named above assumed their offices effective immediately.

President O'Connor thanked Peter Bairey for his service as President, noting the unanticipated circumstances of his taking office and his leadership through a fiscal year with a five-member Board.

COMMITTEE AND ORGANIZATION REPORTS

Written committee reports were included in the Board packet and will be attached to these meeting minutes.
No committee requested time to present in person.

Parking, Garage and Vehicle (PGV): Robin Smith reported that the group met the same day noting that certain items submitted did not appear in the Community Committee report. Two members are potentially subject to the legacy provision and a third has not responded; no determinations will be made pending the Board's resolution of the residency/legacy exemption question, which Director Smith asked be scheduled for Board discussion. PGV requests that the residency check box and proof attachment be restored to the lease form. Notices of violation are now issued on a standard form, posted to the vehicle and sent by electronic mail to the occupant and, where applicable, the owner.

Vehicle Removal. Tom O’Connor reported that a vehicle was towed following more than six months of correspondence with the individual concerned, and that the Board was notified of the action. Only persons named on the towing contract may authorize removal; five directors are currently named. The Board agreed that all seven directors should hold that authority, and Peter Bairey will contact the towing company to add Robin Smith and Drew Lasky.

OLD BUSINESS

GOVERNANCE REORGANIZATION: Gigi Bustin presented the current governance structure document, updated over the preceding eight months and included in the Board packet.

- All five committees are established and operating, with projects underway. A chair or co-chair for the Maintenance Committee is still being sought.
- The next phase is the volunteer tier, comprising steward volunteers assigned to ongoing work, task volunteers formed for a defined project, and event volunteers.
- Under the new structure the designation "committee" applies only to the five standing committees.

The Board discussed the placement of the PGV under the Community Committee. Robin raised concerns that a group performing compliance and enforcement work would lose a direct reporting line to the Board and that information could be diluted in transmission. It was proposed that the leader of such a group serve on the Community Committee to preserve a clear path to the Board, and that the limit of one director per committee may warrant reconsideration. The matter was not resolved.

Gigi proposed that the PGV group attend a Community Committee meeting for a collaborative session to resolve the reporting structure. Director Smith agreed. Director Bustin will schedule the session and issue the invitation.

It was noted that the Maintenance Committee may require capital projects to be separated into their own workstream, that committee reporting mechanics require further refinement, and that committee meeting schedules are to be posted on the Association website.

BOARD CODE OF CONDUCT AND BOARD RETREAT: Consideration of the draft code of conduct was deferred to a Board retreat. President O'Connor proposed a half-day or longer in-person retreat for all seven directors, targeted for September 2026, with board training provided by the Association's legal counsel covering the responsibilities of directors and the requirements of open meetings law. The retreat agenda will include the code of conduct, definition of the Vice President role, and governance matters. President O'Connor will circulate date options after August.

494 COMPLIANCE STATUS

Peter reported no material change over the preceding eighteen months. The owner's stated intention remains to sell another property and apply the proceeds to remediation of 494. Fines and notices have been issued. Remedies remaining available to the Association under the Bylaws include abatement, lien, and an action to compel.

Dock Damage: The home at 494 is pressing against the dock walkway and is causing damage to the rail. The contractor's recommendation is placement of an additional log and a standoff. Peter Bairey has corresponded with the contractor and is awaiting a response as to scheduling. The Association would bear the cost and charge it to the owner's account. The Board directed that a timeline be obtained and that alternative contractors be pursued if the work cannot be scheduled promptly. Peter will remain the point of contact and will report back.

Peter Bairey will brief Drew Lasky separately on the history of the 494 matter.

Executive Session: President O'Connor directed that an executive session on fines and assessments be placed on the agenda for the August 24, 2026 regular meeting, in order that the full Board, including the newly seated directors, be brought current on the matter. Gigi Bustin's chart of available compliance pathways will be included in the Board packet.

REAL ESTATE SIGNAGE

A listing agent has placed a post sign on adjacent property belonging to Lotus Isle, with, (Lotus Isles's), permission, in connection with a home for sale within TDA. Approximately five to seven homes in the moorage are currently listed.

The Board discussed the matter. It was established that TDA's website directs agents to use the community sign, and that the Association's leverage, if any, lies with the member selling the home. Directors also noted that **members who have complied should not be disadvantaged** and that the sign's placement raises a visibility and traffic safety concern at the entrance to Tomahawk Island Drive.

The Board concluded that the governing documents do not presently support a sanction. **President O'Connor will speak with the sellers and the listing agent** to request removal of the sign, and will advise the Board of the outcome.

Open House Access. The Board agreed that the pedestrian gate may be left open for the duration of an open house, with the listing agent responsible for securing it afterward, provided that notice is given to the membership in advance.

Liz Munnelly will complete the design of a "Homes for Sale" directional sign to hang below the TDA Street Sign.

NEW BUSINESS

RENTAL POLICY: President O'Connor raised the need to revisit the Association's **rental policy**, noting that review of the recent 584 matter and consultation with counsel had identified gaps of which the Board had not been aware. He proposed developing a policy suited to the Association, drawing on model policies available through counsel and from comparable associations, without imposing undue burden on homeowners who wish to rent.

The Board discussed whether such a policy would require a vote of the membership, and noted that a provision residing in the Rules and Regulations may be adopted by the Board, while a provision residing in the Bylaws requires membership approval. An administrative resolution was suggested as an interim vehicle, consistent with the Board's practice over the past year, to be incorporated into the governing documents at a later date. **Any policy adopted will be reviewed by legal counsel prior to adoption in light of applicable City of Portland and Multnomah County requirements**.

President O'Connor further noted that TDA's Rules and Regulations date from 2011 and have been supplemented by a series of administrative resolutions, and identified the preparation of a consolidated 2026–2027 edition as a priority for the coming year. Gigi Bustin and Robin Smith volunteered to participate.

CAPITAL PROJECTS UPDATE

Piling Project: Contractors have indicated willingness to perform the work but have not committed, in part because of the limited in-water work window. Drawings have been provided. The Board determined that a named project lead is required, and Peter Bairey accepted that responsibility and undertook to make the project his first priority. The Maintenance Committee, meeting August 5, 2026, will assist in preparing the project plan, schedule and dependencies. President O'Connor is managing the permitting and asked that a clear picture of scope, timing and contract status be presented at the August 24, 2026 regular meeting. It was noted that signed contracts are necessary to secure contractor scheduling, and that the President or another officer of the Board may execute them.

Sewage Lift Station: Gigi Bustin reported that Judy and Mike Goehler have received a full handover of the project and are documenting its scope, and will bring the project to the Maintenance Committee. The Board asked that the Committee identify all participants and report to the Board following its August 5 meeting.

Standing Items: Tom directed that the piling project and the sewage lift station be carried as standing items under Old Business until complete, to be addressed each month unless adequately covered in the maintenance report.

Sediment and Depth Survey: A sediment/depth survey is required to maintain the Association's dredging permit and will be conducted within the next two months, funded from reserves. The Board was advised that the City of Portland has become involved in the permitting of dredge spoils placement, extending timelines for the Association and others.

NEXT MEETING AND ADJOURNMENT

Next Regular Board Meeting: Monday, August 24, 2026 at 6:00 PM on Zoom.

Robin Smith moved to adjourn; Peter Bairey seconded. The motion was approved unanimously.

The meeting adjourned at 8:12 PM.

025-26 P12 Expense, Cash & Reserve Position: June 30th 2026

Expenses

Category	Budget	June MTD	YTD
Income	415,010	34,719	413,475
Category	Budget	June	Annual YTD
Maintenance & Repair	24,260	1,066	42,200
Taxes	88,487	-	88,470
Utilities	117,650	6,115	92,507
Insurance	39,977	-	39,468
Professional Fees	6,749	749	2,217
Other Expenses	7,595	286	5,309
Total Expense B/R	*284,718*	*8,216*	*270,171*

Other Expenses	Budget	MTD	YTD
Security	1,500	-	33
Pet Committee	465	97	323
Internet/Website	1,700	(115)	2,797
EPIC	100	-	-
Office Expenses	1,900	304	1,889
License & Fees	250	-	267
Misc Expense	1,180	-	-
Publications	-	-	-
Meals & Entertainment	-	-	
Annual Meeting	500	-	-
Total Other Exp.	*7,595*	*286*	5,309

Large or Unusual Expenses

Description		MTD	YTD

Cash

Key Bank - Checking	**$**	**9,138.88**
Key Bank - MM Reserve	**$**	**268,814.19**
TOTAL	**$**	**277,953.07**
3.05% APR Interest MMDA	*$*	***638.98***

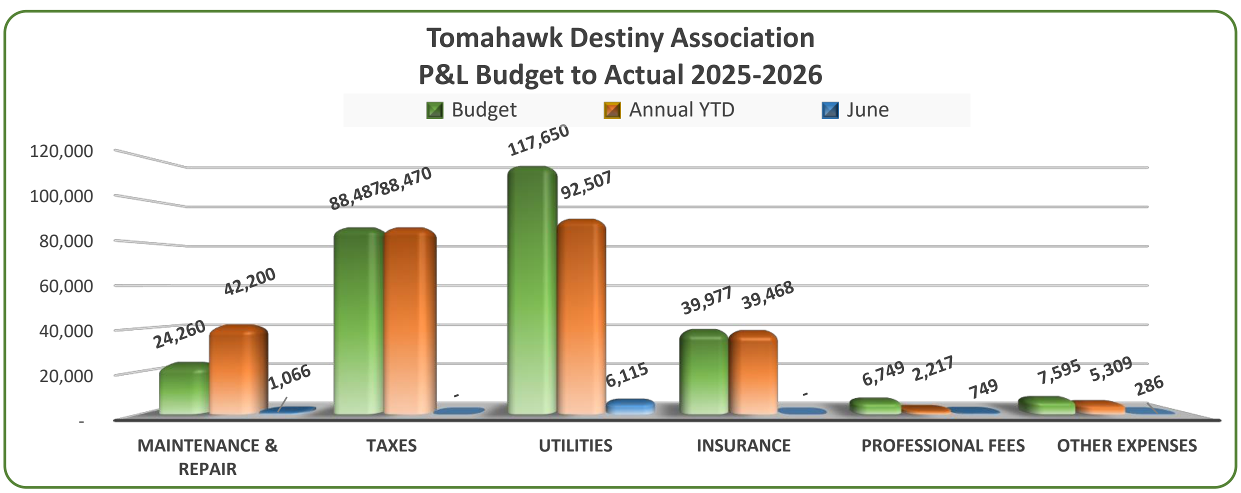
2025-26 YTD Reserve Activity Summary

Starting Balance		**144.354.49**
Transfer Activity		
Oct 31 transfer from checking	$	15,000.00
Nov 24 transfer from checking	$	15,000.00
Dec 24 transfer from checking	$	15,000.00
Jan 9 transfer from checking	$	15,000.00
Feb 9 transfer from checking	$	15,000.00
Mar 16 transfer from checking	$	15,000.00
Apr 30 transfer friom checking	$	15,000.00
May 4 transfer into checking	$	(10,000.00)
June 8 transfer friom checking	$	10,000.00
June 15 transfer friom checking	$	15,000.00
FY Reserve Fund Contributions	**$**	**120,000.00**
Income to Reserve Goal:	***$***	***130,192.00***
Reserve Interest Income FYTD:	*$*	*4,459.70*
Total FY Reserve Project Expenditure	**$**	**8,531.00**

Notes:

Reserve fund transfers planned at 15K per month

Reimbursed 10K from Checking to Reserve from May transfer



Community Committee (ComCom) Board Report

Inaugural Report · Chair: Steph Bairey · July 21, 2026

Membership. Chair, Steph Bairey. Members: Gigi Bustin, Deborah Menenberg, and Kelly Monfort. Under the new governance structure, the former Beautification, Social, Pets, Welcome, and PGV committees now report under ComCom. Stewards are Jane Gire (Beautification, Social), Kelly Monfort (Pets, Welcome), and Robin Smith (PGV). No departures this period.

COMPLETED

Newsletter: Issue 1 of TDA Currents was written, designed, printed, and delivered to every door on July 13 and 14, our first monthly issue. An in-house online tool lets the committee build future issues without outside help.

Comms: Committee group email addresses (community@ plus one per committee) and a shared fileshare space for committees and the Board are set up and ready for use after training.

Beautification: Irrigation is repaired and running, and seasonal plantings are in.

IN PROGRESS

Pets: A new flag system for the dog run is being set up to signal when it is in use. Following complaints about roaming cats on the west end (planters used as litter boxes, a damaged deck chair), a letter is going to all members asking that cats be watched and kept in at night.

PGV: Annual garage-rental proof-of-residency verification is underway (notice June 3, reminder June 15). As of mid-June, twelve responses were in, with two returned for adequate proof.

Welcome: The resident welcome packet is being revamped.

Newsletter: Issue 2 is in planning, with more editorial lead time built in.

Bulletin board: A refresh is scoped in two phases, developed with EPIC on the safety content.

Comms: A resident request for a garbage and recycling education effort is under consideration.

UPCOMING

Social: Summer Progressive Dinner, Saturday, August 8 (appetizers 5:30, salad and main 6:30, dessert 7:30).

Events: An end-of-summer revival of the TDA Relay Races is coming together, with Victoria Grace coordinating and volunteers being recruited.

Newsletter: August delivery is arranged for the east side, with the monthly cadence continuing.

Calendar: A website events calendar process is being built (Jane gathers, Gigi sequences, Steph posts).

Next meeting: July 28.

SUPPORT NEEDED

Newsletter: Confirmation of continued support for monthly printing costs, and openness to offsetting them with small paid sponsor spots.

Bulletin board: The Board’s endorsement of ComCom leading the refresh in partnership with EPIC.

Maintenance Committee Report - July 2026

FY 2027 Scheduled Reserve projects Status

1) Piling replacement, East finger #2, $136,591

    Replacement window November 2026 - February 2027
    Status?

2) West dock lighting replacement, $15,405

    Volunteers looking at possibly using LED light fixtures

3) Landscape - Tree trimming, $5,135

    Two bids received. See attached summary
    Request Board approval to proceed

4) Ramp Lights, $8,000

    Volunteer proposes LED rope lights

5) Parking lot sealcoat and striping, $17,784

    Three quotes were received in 2025. See attached summary
    Preferred quote is Hal’s Construction (previous contractor)
    Request Board approval to proceed

6) Sewer Lift System replacement, $71,890

    New dock quote ~$20,000
    Need to McCuddy’s lift authorization
    Float inspection delayed

7) Trash enclosure/east fence replacement, $4,622

    Two contractors have been contacted
    See attached status

8) Dredging, Channel Survey, $4,000

    Not necessary if we do full DSL Resubmitted?
    2019 quote is $5,680

<u>**Tree trimming proposals**</u>

Summary: Maintenance Committee recommends accepting Harriett proposal #16640, with adder flexibility not to exceed $5,135

Harriett Tree Specialists, proposal #16640, $4,680

1) Shape Red Maple near dog run gate
   - Adder: trim other branches in dog run that are within 3 feet of siding or roofing

2) Trim branches around security lights on south island
   - Adder: trim trim around security lights on both south islands

3) Prune the English Oak on south bank of community garden
   - Discussed with Marco who confirmed that this tree causes too much shade in the garden

4) Prune the Red Maple on north side of community garden to reduce shade and clear the electrical service wire
   - Discussed with Marco who confirmed that this tree causes too much shade in the garden

5) Prune the locust tree on SW corner of parking lot. Remove deadwood
   - Ensure proper clearance for large trucks to park there

6) Prune Red Maple next to pedestrian gate
   - Large branches hanging over parking spaces

7) Remove hazardous and dead limbs over shed and on adjacent light pole
   - Adder: Cut down 5 foot stump in front of shed

8) Remove cottonwood and excess brush on bank
   - Need to confirm where this is

Harriett Tree Specialists, proposal #20979, $3,480

1) Cut out the jungle in SW corner of parking lot. Trim wisteria, etc. Do as much work as can be done in one day
   - Recommend to <u>decline</u> this bid. Cost is over our budget and volunteers can address it on work days

King's Tree Service, quote # 4514, $5,250

1) Same as 7) above, $500

2) Same as Harriett 1) above, except remove the whole tree. Replanting will be required, $2,000

3) Plant a replacement tree, $500

4) Same as 5) above, $600

5) Same as 2) above, $300

6) Trim branches in dog run (3x) for roof and siding clearance, $300

7) Trim all trees for 10 feet ground clearance, $1,000

Parking Lot Quotes

	Porter Sealcoat & Paving	Hal's Construction	Fox Coatings	Budget
Clean, crack seal, sealcoat & stripe	$19,350.00	$17,525.00	$18,511.00	$17,395.00
Asphalt patch, 5 areas	$8,000.00	$29,800.00		
Root damage repair	$6,000.00	$2,025.00		
	$33,350.00	$49,350.00	$18,511.00	
Expire date		11/22/2025	4/1/2026	
Square feet	54,200	55,151	52,649	
	3" repairs	4" repairs		

Dumpster Enclosure Quotes

West Meyer

Michael and I met with the West Meyer contractor together. This estimate is for a black chain link fence with gray privacy slats. The nice thing about the chain link option for the garbage area is that it would reuse the existing posts, which are basically chain link fence posts. It would be durable, would not rot or need to be painted. . .

The estimate here for the fence on the property line is also the same chain link. I also asked him to provide an estimate for a wooden replacement fence along the property line but he did not give that one. He did break the two projects out though so we could opt for different styles. . . Estimate attached. I think the committee would need to decide if the plan eventually would be to replace all the wooden fencing with chain link.

Cascade Fence and Deck

This company's estimate process is a pain. I requested an in person estimate but they requested that I send them a video of the project site instead, detailing the project. Then, I waited a few days for them to send me a video from their IT estimator with a schematic and outlining their work - link is below. The actual estimate is at the tail end. Kind of a cute process but really a waste of time. The video says that we would now need to have an in person estimate done to confirm what the actual price would be. . . So, I'm not quite sure what that whole point of that was, other than an AI/IT experiment. . .

Since we didn't have an onsite estimate, they did not understand where the opening would need to be in the middle of the corral between garbage and free bench sides, so their estimate will be off.

That said, their estimate is for a wood fence and the overall cost is lower then the West|Meyer chain link estimate. . . Here is the link to their rough estimate video. https://www.loom.com/share/dde1f9875a03447a858958c9666c6d62

They did not break the two projects out even though I said they were two different projects.

Site Prep

I am in process of gathering and contacting volunteers for the dirt removal project and my goal is to get that done well before I leave for Boston on the 7th. (I will be going to Boston for three weeks to clear out my parents' home and prep it for sale.)

I'll let you know when the dirt removal is scheduled for in case any of you would like to join. We will need follow up on stump removal once the dirt is cleared. I think Mike had some ideas about that.

Otherwise, I will not be following up with these contractors. It kind of seems like maybe the moorage could do the chain link project ourselves for much cheaper if someone had those skills. Also, West Meyer said our current fence panels on the property line are home depot panels. That would be another option for DIY replacement for that area. But it would not be as durable, obviously, given the state they are in now.

Waterfront Organizations of Oregon

July 1, 2026

Best Practices Discussion of dredging issues and possible dredge symposium

Government reports:

Marine Board: Fewer boating offenses have been reported. Probably due to better preence/enforcement and improved education.

There will be enhanced patrols during July 4 weekend

Nothing new to report on McGuire signage

New wording will be put forward regarding life jackets stating they are to be foam filled instead of simply buoyant for uniformity with Coast Guard wording—changes will be open for comment

Informal dicussion about possibly having boating license renewals similar to drivers license renewals

Small Boat Parade

Aug 22 and will be based on Hayden Island, $500 donated from WOO to include promotion of WOO at this well attended event

Wake Advisory Committee nothing new since last report

Dredge Advisory Committee discussion that dredging is an issue that all the waterfront organizations face and the possibility of holding a Dredge Symposium is being pursue

New business: Ilene Kaplan was officially added to WOO voting member list as representative of TDA. (These are abbreviated minutes since I was not given meeting contact info until after meeting had started—thank you Jane Gire!).

Respectfully submitted,

Ilene Kaplan