TOMAHAWK DESTINY ASSOCIATION

REGULAR MONTHLY BOARD MEETING

October 26, 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, October 26, 2026.

Notice: Secretary Munnelly confirmed that the agenda notice was distributed to the membership on Tuesday, October 20, 2026, with a reminder notice sent on October 26.

Directors Present: Peter Bairey, Bill Mascott, Liz Munnelly, Tom O'Connor, Robin Smith, and Drew Lasky (who joined after approval of 9/28 minutes). All six directors were present and a quorum was established. One Board seat is vacant.

Members in Attendance: Jill McCarthy, Connie & Greg Korn, Jeff Gendron, Mark Lawwill, Del Nordquist, Mike Patterson

APPROVAL OF MINUTES — SEPTEMBER 28, 2026 REGULAR MEETING

Liz Munnelly moved to approve the September 28, 2026 Regular Board Meeting minutes; Peter Bairey seconded.

Vote: Five (5) in favor, none opposed. Result: Motion carried.

MEMBERSHIP FORUM

No members requested time to address the Board.

PRESIDENT'S COMMENTS

Special Assessment Collection: President O'Connor thanked Joanne and Treasurer Mascott for their work collecting the special assessment, noting that Joanne took the brunt of it and that the Association learned that collecting an assessment is as challenging as passing one.

WOOO Dinner: President O'Connor attended the Waterfront Organizations of Oregon dinner on Saturday evening. It was well attended, TDA was well represented, and the program included a river-history presentation on ferries and fireboats. He encouraged members to attend future WOO events.

Board Conduct: In response to a member's question about a “contentious” Board meeting, President O'Connor said he believes the Board handles disagreement professionally: directors sometimes disagree, sometimes passionately, and that is why the Board votes. He welcomes members voicing their opinions and robust dialogue among directors.

SECRETARY'S REPORT

New member Lee Koehl closed escrow on Slip 414 on October 1. He has been provided gate phone access, and his gate card is waiting at the office pending the $25 fee. Secretary Munnelly also reported that the census form for the TDA office (Slip 288), was mailed from on September 27; follow-up notices continue to arrive despite the submission.

TREASURER'S REPORT

Treasurer Mascott presented the September report (Period 3, FY 2026–27):

- Income was $38,390, consistent with prior months. Insurance was the largest expense and came in at $40K, about $2,100 under budget; other expenses were consistent.

- The reserve balance is $341,000, including about $20,000 of excess cash moved from checking to the money market account (earning about 3%) in addition to the budgeted $16,667 monthly contribution; the excess is tracked separately. The target for checking is about $15,000. Reserve contributions total $50K toward the $200K goal, and interest earned year-to-date is $2,238.
- For October, the monthly reserve transfer was made along with another $20,000 of excess cash, and a similar transfer is expected in November. Combined checking and money market balances total $356,225.
- Special assessment: through October 12, $39,900 was collected and $2,700 remains outstanding from 4.5 members. Treasurer Mascott will visit the non-paying members Thursday and ask for payment by November 10. The bylaws set interest at 18% per annum (1.5% per month, roughly $9 per month per member); the Board was comfortable with the informal deadline since this was a first-time special assessment.
- Bill was asked if we would be paying the Property taxes, due November 15, in full to receive the early-payment discount? The Board agreed not to pay in, because the expenses for the sewage lift station and piling projects, would leave too little cash.

COMMITTEE REPORTS

No committee requested speaking time; written reports were included in the Board packet. President O'Connor thanked ARC for revisiting Slip 494, noted EPIC's CPR night on Thursday, October 29 (social time at 5:30 p.m., program at 6:00 p.m.), and encouraged members to read the Community Committee's report for upcoming events. Mike and Judy Goehler have asked to meet with President O'Connor about the status of the Maintenance Committee.

OLD BUSINESS

Garage Eligibility Rule

President O'Connor noted that members who attended or read the draft minutes have since sent thoughtful input, Tom stated that he is in no hurry and favors tabling or surveying the membership. Bill Mascott found Bill Bowlings' member submission compelling and wanted to hear feedback from other members. Liz Munnelly also appreciated it, noting it raised points she had not considered, but this proposed resolution is still a work in progress. Peter Bairey favors no restrictions, strictly by the list. Drew Lasky is comfortable tabling the matter to gather more information. Robin Smith favors waiting until closer to the annual membership meeting, when a bylaw change would have to be made. The Board did not reach consensus on the substance, but agreed to hold the item. No action was taken. *(Bill Bowling's letter will be included with these minutes)*.

Landlord Rental Policy and Tenant Screening

Secretary Munnelly presented her comparison of Columbia Crossings' and TDA's policies. TDA has no rental policy beyond the bylaws and CC&Rs. She noted that Portland rules allow custom screening criteria (such as a minimum credit score), that any screening would be done by a third-party service rather than TDA, and that TDA screened new owners in the early 2000s. She also wants a registration process so TDA knows who lives at the moorage for emergency contact purposes, including roommates and long-term occupants, as JBMI requires.

Robin Smith urged serious research and legal review first: Portland's Fair Access in Renting ordinance and the federal Fair Housing Act tightly regulate screening, and a screening committee could expose the Association, the Board, and individual members to litigation.

Bill Mascott would avoid screening placing responsibility on owners who rent, through stricter rules, enhanced insurance, and an emphasis on background rather than credit checks. Peter Bairey suggested landlords use a third-party service that returns a yes or no. Drew Lasky supported defining short-term rentals and holding owners responsible.

President O'Connor said this is a higher priority than the garage rule and will focus first on renters. He will consult legal counsel on first steps, including a definition of short-term rental ("when does a guest become a resident") and best practices at other associations, and will review Secretary Munnelly's JBMI comparison.

Vacant Board Seat

President O'Connor prefers a full seven-member Board. Interested members will be interviewed in open session at the November meeting, and if none come forward the matter moves to December. Directors were asked to send him names of prospects. Drew Lasky suggested that candidates sit in on a couple of meetings first, and President O'Connor said he values demonstrated committee involvement.

Code of Conduct

Secretary Munnelly will circulate the long and short versions, so directors, can redline them before the November meeting. President O'Connor's goal is a unanimous Board vote.

Sewage Lift Station

Mike Patterson and Treasurer Bill Mascott met with DeTemple Plumbing last week to revise the scope for a crane-based approach; revised pricing has not yet arrived. The current quote is $65,360, plus about $4,000 to $5,000 for the crane (Ness Campbell), for a potential total of about $70,000; DeTemple's price rose about 7% from the April quote. The tank has a 4 to 6 week lead time, and the pumps and meters about 6 weeks. The vendor wants money up front for long-lead items, though only about 50% is needed to place orders. Treasurer Mascott considers the work a like-for-like replacement that does not require a permit. Tank options are coated carbon steel (minimum 12-gauge with coal-tar epoxy, comparable to the existing tank) or 3/8-inch stainless. President O'Connor said the Board needs a quote it can act on and wants to move forward.

Robin Smith moved to authorize the project leads, Treasurer Bill Mascott and Mike Patterson, to spend up to $75,000 on the sewage lift station project, including long-lead items and contracts, with the final paperwork to be shared with the Board; Bill Mascott seconded.

Vote: Five (5) in favor, one (1) opposed (Peter Bairey). Result: Motion carried.

Piling Project

Peter Bairey reported that Mark Marine (Craig) sent photos of the pilings and temporary spuds, which are stored at St. Helens at no charge. Clarke will prepare a full plan and price; he appears to be the only fully bonded and insured contractor for moving the homes, and his costs, with the tug work, are not yet known. An invoice of about $30,000 for the piling steel is expected, and the Association owns the pilings once it pays; Peter will tag the steel as TDA property, as Treasurer Mascott recommended. President O'Connor asked that the Board approve each payment, even for budgeted reserve expenses, that contracts be formalized, and that Peter provide a summary of expected costs; the Board will act on the invoice by email when it arrives.

Lear Electric (Nick) is ready for the electrical disconnects, and Riverbank (Dan) will likely handle other disconnects. A plumber is still needed for the gas lines (permits about $100 to $150), and homeowners are responsible for cable disconnects, which Peter will confirm. Generators on barges will power homes during the move, and February river conditions remain a variable. Peter will notify the affected east-end homes this month.

Compliance Update — Slip 494

ARC's survey showed positive progress. President O'Connor will speak with the owner about the final two items, which were not in the initial request, and will bring a recommendation on compliance fees to the November meeting. The remaining item is a bumper log or standoffs for the connection between the house and the dock; the owner has been told the Association will handle it. The contractor Peter contacted has not yet visited, and Peter, who had health issues, will make further calls. President O'Connor offered to take over if Peter hits roadblocks.

Dredge Depth Survey

President O'Connor reviewed the west-end survey: the deepest point is about −8.25 and the shallowest, about five houses in, is about −6.25 Columbia River Datum. Depths are near what is needed to renew the permit, which is helpful, and dredging remains on target for four to five years out; the sediment sampling under way keeps the permit valid. In response to Drew Lasky, he will confirm with Andrew Jansky what depth triggers a required dredge, and will share the full report with the Board.

NEW BUSINESS

Christmas Ships. Secretary Munnelly was concerned that residents of the neighboring apartments, who already park on the street, would fill the guest spaces outside the gate. A parking pass design is ready, but the Board decided to hold off because a security guard kept spaces clear and screened guests last year. Peter Bairey will again arrange the guard, at the prior rate, for the combined fleet night on December 4. Secretary Munnelly will recirculate last year's message on parking and guest expectations (owners with three cars should park one outside the gate; guests can be shuttled).

Annual Meeting. The Board agreed to target Sunday, June 6, 2027, at Oxford Suites, with a start around 3:00 p.m.. Secretary Munnelly will contact Oxford Suites and report back if the date does not work.

Board Meeting Day. At Tom O'Connor's prompting, the Board discussed moving its meetings from Monday to Sunday. Directors indicated Sunday works better than Monday, and a 7:00 p.m. start was favored. The Board agreed to pilot Sunday meetings starting in November and revisit if it does not work.

BOARD COMMENTS

Drew Lasky will be out of town for next month's meeting on either day. Peter Bairey suggested turning on the Christmas stanchion lights early at the dark west end. Treasurer Mascott emailed the Board the current DeTemple and Ness Campbell quotes, which are expected to change; Peter noted that riggers usually bid separately for well over $1,000 and the rigging was not in the initial bid, so Treasurer Mascott will verify it and add it if needed. Secretary Munnelly reported that Judy Goehler is compiling a maintenance calendar from the shed records (for example, jetting the parking lot drains before the rains) to share with the Board and community.

NEXT MEETING AND ADJOURNMENT

Next Regular Board Meeting: Sunday, November 22, 2026, at 7:00 p.m. (first pilot of the Sunday schedule); location to be confirmed.

Drew Lasky moved to adjourn; Robin Smith seconded. The motion was approved.

The meeting adjourned at approximately 7:34 PM.

SUMMARY OF ACTION ITEMS

Liz Munnelly: Contact Oxford Suites about, June 6, 2027 (Emailed Oxford Suites on 10/28 confirming that 06/6/2027 is available; send the long and short Code of Conduct drafts; recirculate the Christmas Ships parking and guest message.

Bill Mascott: Visit non-paying assessment members Thursday (payment requested by November 10); verify rigging is in the DeTemple and Ness Campbell quotes; with Mike Patterson, finalize lift station contracts within the $75,000 authorization.

Peter Bairey: Arrange the security guard; tag the piling steel once paid and send the price list and cost summary to the Board; notify affected east-end homes; follow up on the Slip 494 dock connection.

Tom O'Connor: Consult legal counsel on rental policy and short-term rentals; speak with the Slip 494 owner and bring a compliance fee recommendation in November; confirm the dredge trigger depth and share the survey report; solicit Board candidates; review the JBMI comparison.

All Directors: Send names of prospective Board candidates to President O'Connor; review the Code of Conduct drafts; act by email on the piling steel invoice.

2026-27 P3 Expense, Cash & Reserve Position: September 30th 2026

Expenses

3P

Category	Budget	Sept. MTD	YTD
Income	497,330	38,390	158,218

Category	Budget	Sept.	Annual YTD
Maintenance & Repair	41,600	1,831	5,220
Taxes	91,121	-	-
Utilities	105,309	9,399	24,959
Insurance	43,175	37,727	39,849
Professional Fees	7,749	582	1,407
Other Expenses	8,375		2,164
Total Expense B/R	*297,329*		*73,599*

Other Expenses	Budget	MTD	YTD
Security	1,600	-	-
Pet Committee	465	-	-
Internet/Website	1,700	62	309
EPIC	800	-	-
Office Expenses	2,100	442	697
License & Fees	250		474
Misc Expense	960	531	531
Publications	-	125	125
Meals & Entertainmen	-	-	-
Annual Meeting	500		28
Total Other Exp.	*8,375*	*1,160*	2,164

Large or Unusual Expenses

Description	MTD	YTD
Dredge/Reserve	6,825	7,225

Cash

Key Bank - Checking		$ 15,099.52
Key Bank - MM Reserve		$ 341,126.24
Excess MM	$ 20,073.00	
TOTAL		$ 356,225.76
3.05% APR Interest MMDA		$ *840.06*

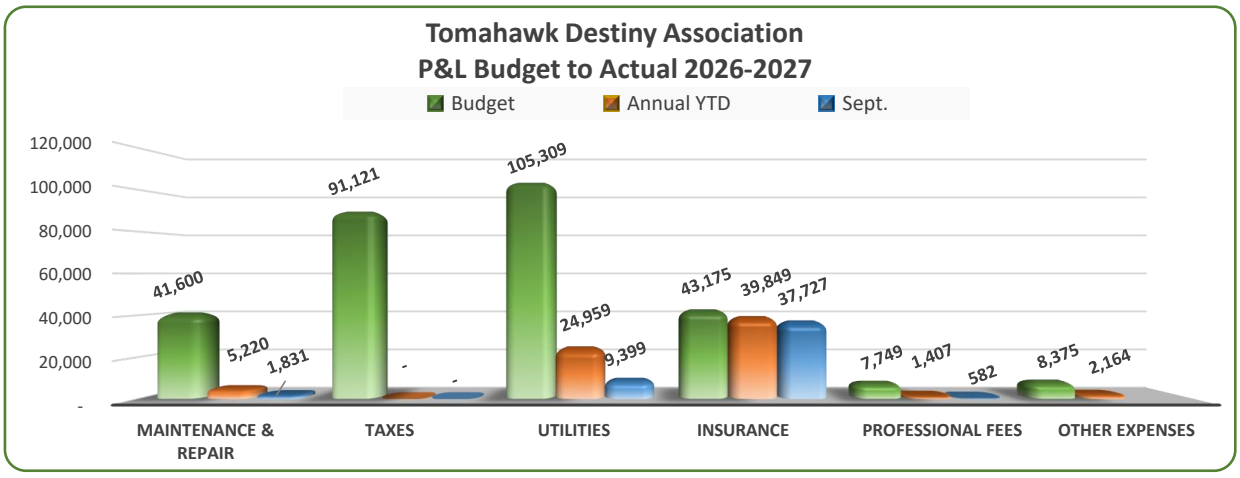
2026-27 YTD Reserve Activity Summary

Starting Balance		$ 268,814.19
Transfer Activity ($16,667)		
July transfer from checking		$ 16,667.00
Aug. transfer from checking		$ 16,667.00
Sept. transfer from checking		$ 16,667.00
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		$ 50,001.00
Income to Reserve Goal:		$ *200,001.00*
Reserve Interest Income FYTD:		$ 2,238.00
Total FY Reserve Project Expenditures		$ 6,825.00

Notes:

10/12 Assess. Fees Paid: $39,900 / Outstanding: $2,700

***4.5 members outstanding**



Monthly Committee Reports

Reporting Period: October 2026

Reports Included

- ARC Committee — *Chair: Steph Bairey*
- WOOO — *Chair: Ilene Kaplan*
- EPIC Committee — *Chair: Joan Flora*
- Maintenance Committee — *Chair: Judy Goehler (interim)*

ARC Committee

Committee Chair: Steph Bairey	**Report Date:** 10/23/2026

Membership

No changes: Steph Bairey (chair), Sylvia Davids (secretary), Kate Brinkley, Danna Herrell, Ilene Kaplan. Liz Munnelly has joined as board liaison.

Completed

- Slip #494 (Jacobsen): at the Board's request, ARC re-inspected the home on October 9 (chair and secretary, with the board liaison present) and reported findings to the Board on October 13 with photos. The items on the Board's list appear complete. Two items were noted for follow-up: an unapproved structure on the third-story deck that needs cleanup, and rot and loose boards in the front siding. Any further action rests with the Board.
- Shed mural request: a resident submitted a request, then withdrew it after a neighbor who would face the mural objected. Request closed.
- Slip #580: the agents were notified September 15 of the committee's denial of the sideways placement.

In Progress

- Slip #526 (Rosebery): awaiting plans and photos for the dock replacement.
- Slip #530 (Friend) and Slip #540 (Wiley): walkthrough complete; letters going out soon.
- Slip #210 roller shades: no letter went out this month.
- Rolling property survey: still planned but not begun.

Upcoming

Next meeting date not yet set. The survey plan assigns each member roughly 15 homes per year with two sets of eyes on each home; the committee is finalizing a shared checklist before assignments begin. Informal recognition of well-kept homes will begin once the survey is underway.

Support Needed: None at this time.

Community Committee

Committee Chair: Steph Bairey	**Report Date:** 10/24/2026

Completed: ComCom met October 1 and October 6.

Fall Moorage Cleanup on Saturday, October 3, organized by Jane Gire, with the dumpster on site October 2 through 6 and tree trimming on October 8 (Jane Gire and Connie Korn marked parking spaces ahead of time for re-parking).

TDA Currents Issue 4 (Fall 2026) produced, printed October 13, and hand-delivered to every door. Contents include Deb Menenberg's Fall Cleanup spotlight, the Christmas Ships schedule, volunteer roles for the Moorage Decorating Party, and a reminder to open TDA email. TDA Currents is now quarterly. The Fall issue covers October through December, and the next issue is January 2027. The decision was made the workload to the people available.

Removed the disconnected TDA phone number from the newsletter footer at the webmaster's request.

Reimbursement request for Small Boat Race supplies and newsletter printing submitted to the bookkeeper October 13 (detail under Budget).

In Progress: Online report forms for committee chairs and program leads. Committee and volunteer recruitment. Thank you to Tom for including the ComCom call in the October 23 Board Vacancy email. Bulletin board refresh with EPIC. Open house protocol for the pedestrian gate.

Upcoming: Next ComCom meeting Tuesday, October 27. Moorage Decorating Party, Sunday, November 29, with brunch to follow. Christmas Ships pass North Portland Harbor on December 4, 9, and 15. Details under Beautification and Social below. TDA Currents Winter issue, January 2027. Spring progressive dinner, Saturday, March 20, 2027.

Budget: Reimbursement request submitted October 13 for $159.87. Small Boat Race supplies came to $86.42 against the $100 the board approved. Newsletter printing for the July, August, September, and October issues came to $108.45, offset by $35.00 in back page ad donations. Going forward, printing runs about $30 per issue, four issues a year. ComCom has no approved budget line for the newsletter; this has been covered personally by the chair and reimbursement requested after the fact.

Support Needed: ComCom is down to two active members, Steph Bairey and Deb Menenberg. With Gigi Bustin's departure from the board, ComCom also has no board member participating as the governance structure calls for. We need both: members to share the work, and a board member at the table.

PROGRAM REPORTS

PGV: No new information.
Pets: No new information.
Welcome: No new information.

Beautification: The annual Moorage Decorating Party is Sunday, November 29. Meet at 9:00 AM at the bottom of the ramp, then stay for a potluck brunch at Cindy and Charlie McDonald's around noon. Volunteer roles in the newsletter's All Hands on Deck section: Light Stringer, Ladder Crew, Cord Wrangler, and Brunch Hands.
Email community@tomahawkdestiny.com to help. Jane Gire is organizing.

Social: The Christmas Ships pass our homes on three nights this year. Friday, December 4 is the big one, when the Columbia and Willamette fleets combine and come through North Portland Harbor. The Columbia fleet returns alone on Wednesday, December 9, and Tuesday, December 15. Boats assemble at 7:00 PM at Gleason ramp, so expect them a bit after that, weather and river traffic permitting. Residents hosting parties are asked to have guests carpool since parking is tight, keep noise neighborly, and watch kids near the water.

WOOO

Committee Chair: Ilene Kaplan	**Report Date:** 10/19/2026

WOOO Annual Dinner: Saturday, October 24.

October and November meetings will be combined in the November report.

EPIC Committee

Committee Chair: Joan Flora	**Report Date:** 10/19/2026

Fall Happy Hour: AED and CPR Training

Thursday, October 29, hosted by Eva Huntsinger, #187. Social time begins at 5:30 p.m., followed by training at 6:00 p.m.

Next Happy Hour

Planned for January. It will cover winterization and how people think during emergencies, including how a plan can help us move past initial denial and respond more quickly.

Finance Committee

Committee Chair: Dave Herrell	**Report Date:** N/A

October Report: Nothing new to report

Maintenance Committee

Committee Chair: Judy Goehler (interim)	**Report Date:** 10/22/2026

1. Ramp Lighting

Done. Mike Goehler has received reimbursement for items purchased.

2. Sewer Lift Station Project

Underway with the help of Mike Patterson and Bill Mascott. Mike Goehler and Judy met with DeTemple, and Judy has been communicating with Ness Campbell Crane about the project. Next steps: Bill Mascott (Treasurer) and Mike Patterson will meet with DeTemple to discuss further details. The goal is to move ahead with the longest lead-time items — the tank and pumps.

3. Gas and Electrical Meters

Working with EPIC / Joan Flora to add house numbers to every meter as confirmed for each property. A few meters can't be matched to a house (multiple meters on one structure) and will remain unmarked. NW Natural advised that if there is a problem at any meter, they will shut off power to the entire two- or three-meter structure.

4. Water Safety Signs

Mike Goehler was to install the signs on the October 3 cleanup day, but the signs were no longer in the maintenance shed and he was told they would be best installed in the spring. He is available when the time is appropriate.

5. Monthly Maintenance Calendar

The idea is a consolidated monthly "To Do" list so it is clear when and what needs to be done. It is a simpler start than originally envisioned (without required skills, estimated hours, and details). Judy has interviewed several members about services they perform for the community and is compiling the information into a Google doc, following Mike Patterson's calendar in the maintenance shed. A printed copy will be placed in the shed for team review and editing.

6. Committee Membership

Mike and Judy Goehler will schedule a meeting with Tom O'Connor to discuss the role of the Maintenance Committee. The group as set up by Gigi Bustin appears to have fallen apart; the only active members are Judy and Mike Goehler, who are also working with Mike Patterson and Bill Mascott on the Sewer Lift Station project. Other members have not been involved when communications are sent.

Update 10/23/2026

Bill Mascott and Mike Patterson, met at the DeTemple Offices, located in Milwaulkee, Friday Morning, 10/23. Together, they are finalizing the details and are expecting an updated bid in the coming days. They will have more to report at Monday night's meeting.

Bill Bowling's letter to the Board of Directors, Tomahawk Destiny Association:

I recommend that the Board decide garage eligibility on whether an owner lives in their own home, not on the address listed for tax or voting purposes. I also recommend keeping that test in Administrative Resolution #7 rather than in the Bylaws. Several owners keep a legal address across the river for business or tax reasons but live on the moorage most of the time. Under the current rules they cannot rent a garage. This letter reviews the current resolution and the proposed Board Review Package, and suggests changes before adoption. For transparency, I am currently on the garage waiting list.

Background

Administrative Resolution #7, adopted November 22, 2010, ties garage rental to legal residence on the moorage. It requires proof by driver's license, voter registration, or the address on federal tax documents, renewed every June 1. Its stated purpose is parking: garages count toward the two spaces per slip, and they are meant for an operable vehicle, not storage.

With 22 garages for 71 slips, garages are a scarce benefit; fewer than one slip in three can ever have one. That makes eligibility and waiting-list rules matter more than they would if supply were ample.

The Board Review Package proposes three linked changes:

1. **A Bylaws amendment** adding a "Member in Good Standing" definition, Article I, Section 1(o). This needs a vote of more than 50% of the total membership.
2. **A revised Resolution #7** that removes the residency-proof items and uses Good Standing for eligibility. This needs a Board majority.
3. **A correction to Rule 15** that points to Resolution #7 instead of #6 and aligns its eligibility language. This also needs a Board majority.

Findings

The package is well organized, but it contradicts itself on residency and needs several corrections before adoption.

1. **Residency is removed in the summary but restored in the definition.** The cover says moorage residency is removed as a garage condition. Yet Good Standing item (o)(1) requires that a Member "owns and resides in the Moorage and is not currently a landlord." Only the proof documents are dropped, which leaves "resides" with no way to verify it.
2. **Residency in the Bylaws reaches beyond garages.** "Good Standing" will likely be reused for voting, Board service, or amenities. Placing residency and the landlord test in that definition would mark every non-resident owner and landlord as not in good standing for all purposes. That may conflict with the CC&Rs or Oregon law on member rights.
3. **The adoption order leaves a gap.** The cover note says to adopt the Bylaws amendment first or at the same time. The suggested sequence adopts Resolution #7 and Rule 15 first, and both reference a definition that will not exist until more than 50% of the total membership approves it.
4. **Cross-references broke when items were renumbered.** The revised resolution runs 1 to 11, but the notes still cite "Item 14" and "Items 6–10 and 12–14." Rule 15 reads "as defined in Bylaws Article I, Section 1(o) Administrative Resolution #7," which looks like two drafts merged.
5. **Several terms are unclear.** Item 1 ends in a fragment, "Who Is not a landlord, renting out their home." "Landlords/Renters" in Rule 15 is unclear, because "renter" could mean a tenant renting a home or a member renting a garage. It should read "owners who lease their home, and their tenants." "Landlord" is undefined for short-term rentals, relatives living in the home, or trust- and LLC-owned homes.
6. **The 10-day and 2-month standards overlap.** Good Standing uses a 10-day past-due test and the summary says it governs "ongoing" eligibility, while forfeiture of an existing garage still takes two months behind. The package's Note to Board says this is intentional, a more lenient standard for current garage renters, and asks the Board to confirm. If the Board agrees, the wording should say so plainly, because "ongoing" suggests the 10-day test also applies to current garage renters.
7. **No periodic check remains.** Removing the June 1 proof also removes the only annual review of eligibility.
8. **The waiting list needs a clear pass-over rule.** Neither version says plainly that a garage declined by the top Member, or offered to a Member not in Good Standing, goes to the next eligible Member.
9. **Dated provisions carry over unchanged.** The flat ban on electric-vehicle charging and the undefined "continuous, long-term" electrical use remain as written in 2010.

Recommendations

The garages exist to protect parking capacity, so eligibility should follow who actually lives in the home and uses the parking, not where an owner files taxes.

1. **Base eligibility on owner occupancy.** Any owner in Good Standing who lives in their home, and does not lease or rent it to others, may rent a garage. When a home is leased, the tenant uses that slip's parking, so the owner should not also hold a garage. This covers owners who keep a legal address elsewhere but live on the moorage.
2. **Keep Good Standing about compliance only.** Limit the Bylaws definition to items (o)(2) through (o)(6): financial, rule, architectural, enforcement, and deposit compliance. Move the ownership, occupancy, and landlord test into Resolution #7, where the Board can adjust it.
3. **Replace document proof with annual self-certification.** Each June 1, garage renters sign a short statement that they own the slip, live in the home, do not lease it, and keep an operable vehicle in the garage that is regularly used by that slip's occupants. A false statement forfeits the rental. No tax or voter records are collected.
4. **Enforce the vehicle-use rule.** Self-certification is backed by the existing inspection rights and storage limits, which already address the real problem: a garage used for storage while cars park outside.
5. **Limit each slip to one garage.** With 22 garages for 71 slips, state explicitly so co-owners cannot each hold one.
6. **Fix the waiting list.** The list is kept in order of sign-up date. A Member who declines an offer, or who is not in Good Standing when a garage is offered, is passed over for that garage and keeps their place on the list. The garage is then offered to the next eligible Member, and the passed-over Member is offered the next one that opens. A Member may decline for good reasons, such as timing, cost, or waiting for a particular garage, and should not lose their place for it. If the Board is concerned that a Member could hold the top position indefinitely, it could allow two passes, after which a Member who declines a third offer moves to the bottom of the list.
7. **Confirm the standard for current garage renters.** If the Board confirms the package's intent, keep the two-month forfeiture for current garage renters, apply the 10-day test only to new offers, and remove "ongoing" from the summary. If not, apply Good Standing to both and drop the separate forfeiture rule.
8. **Protect current garage renters.** Current garage renters keep their garages under the new rules as long as they meet the occupancy and Good Standing tests. Adopting the new criteria should not by itself force anyone out. The Board should decide whether a current renter who leases their home gets a transition period, for example until the next June 1 certification.
9. **Use the package's interim option.** As the package's own Note to Board suggests, place the Good Standing text directly in Resolution #7 until the membership approves the Bylaws amendment, then replace it with a cross-reference. This also closes the adoption-order gap described in Finding 3.
10. **Correct the draft.** Fix the item numbering and cross-references, the Item 1 fragment, and the Rule 15 wording. Define "landlord" or "leased," including short-term rentals, relatives in residence, and trust-or LLC-owned homes.
11. **Revisit electric-vehicle charging separately.** The 2010 ban was based on who pays for electricity. Metered or fee-based charging may now be a better answer; this can follow as its own item.
12. **Consider term limits only if needed.** If turnover is slow and the waiting list is long, a renewable term (for example, three years, renewed when no one is waiting) can be added later.

Suggested Wording and Next Steps

Proposed Item 1 of Resolution #7:

"Eligible Member" means a Member in Good Standing who owns a slip within the Moorage, lives in the floating home on that slip as their regular residence, does not lease, rent, or otherwise allow that home to be occupied by a non-owner in exchange for consideration, and certifies annually by June 1 that these conditions are met and that the garage is used to park an operable vehicle regularly used by the occupants of that slip. No slip may hold more than one garage rental.

Suggested next steps:

1. The Board decides whether legal residency stays a condition, or whether owner occupancy (the owner lives in the home and does not lease it) replaces it.
2. The preparer revises the package to reflect that decision and the corrections above.
3. The Association's legal counsel reviews the revised package, especially the Bylaws definition and the leasing language under Oregon planned-community law.
4. The Board adopts revised Resolution #7 and Rule 15, with the interim definition, and schedules the Bylaws vote by written ballot if needed.

These recommendations are offered as a member's review, not legal advice.

Thank you for considering these points. I'm glad to help revise the package or answer questions from the Board.

Respectfully,

Bill Bowling
Slip 350, Tomahawk Destiny Association
bill.bowling@me.com • 360-931-8034