



TOMAHAWK DESTINY ASSOCIATION
REGULAR MONTHLY BOARD MEETING
September 28, 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, September 28, 2026.

Notice: Secretary Munnelly confirmed that the agenda notice was distributed to the membership on Tuesday, September 22, 2026, with a reminder notice sent on September 28.

Directors Present: Peter Bairey, Bill Mascott, Liz Munnelly, Tom O'Connor, and Robin Smith. Five of six directors were present and a quorum was established. **Director Absent:** Drew Lasky. One Board seat is vacant following the resignation of Gigi Bustin (see New Business).

Members in Attendance: Steph Bairey, Joan Flora, Tom Gentry, Thea Hosford, Eric Keebler, Mark Lawwill, Del & Joanne Nordquist, Mike Patterson, and Janice Solemeno.

APPROVAL OF MINUTES — AUGUST 24, 2026 REGULAR MEETING

Liz Munnelly moved to approve the August 24, 2026 Regular Board Meeting minutes; Peter Bairey seconded.

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

MEMBERSHIP FORUM

Tom Gentry followed up on his earlier comments about board communication and member participation. He stated that he was not asking for more time at board meetings or the last word on every issue, but for a clear and consistent process that applies equally to members and the Board. As an example, he cited the August meeting: he had asked to address the garage rental rules and the legacy exemption and was told he could address only the legacy issue, yet the Board's discussion then extended to the residency requirement, a possible legal opinion, a proposed "good standing" standard, and the future role of PGV, without giving him an opportunity to address those related topics. He added that during his earlier presentation on board communication he was told he could not respond to comments made by directors.

Mr. Gentry asked the Board to develop a simple, consistent standard for member presentations: what a member may address, when the Board may expand the subject, and when the member will have an opportunity to respond. He stated that his objective was to improve the process for members, volunteers, and the Board, not to criticize any individual director.

President O'Connor thanked Mr. Gentry and asked whether any director wished to add an agenda item in response to his request; none did at that time. No other TDA members addressed the Board.

PRESIDENT'S COMMENTS

Fence Climber: President O'Connor thanked Tom Gentry and Sheila Kerg for reporting a person who climbed the adjoining property's fence and went into the moorage's dumpster area, apparently to collect cans. The Association will ask the adjoining Prose property whether the fence can be made less climbable. Robin Smith noted that the concentration of cans makes the area attractive regardless.

Flagpole and Other Updates: The flagpole lighting has not yet been repaired; Mike Murdter, who is handling the project, is holding the flag until it is fixed. The real estate street sign has been removed, all directors now have a Board handbook, and the Code of Conduct and an in-person Board retreat remain on the radar.

Draft Minutes Review: Directors discussed last month's practice of Board review before draft minutes go to the membership. Secretary Munnely said review can not be squared with the three-day posting timeline in the Rules and Regulations; President O'Connor agreed the timeline is unworkable and unclear as to draft versus approved minutes. For now, directors will review the draft and reply directly to the Secretary (no group thread), and she will make any corrections, prior to posting draft minutes to membership.

Compliance Reminder: At President O'Connor's request: ARC and the PGV task group (parking, garages, and vehicles) are volunteers assessing compliance with Association rules. Vehicles in the lot must be registered, current, and insured, and homes must be insured. Members who decline to comply will be referred to the Board for enforcement.

SECRETARY'S REPORT

Slip 534 has closed, but the \$600 assessment was not included in the closing check, though the \$600 transfer fee and September dues were. Secretary Munnely has emailed the title company (WFG) and is awaiting a response. Slip 414 closes October 1 – the new member is planning to move in later in October.

TREASURER'S REPORT

Treasurer Mascott presented the August report (Period 2, FY 2026–27):

- August expenditures were approximately \$10,000, with nothing unusual; year-to-date figures are on track.
- End-of-August cash: checking approximately \$35,547; reserve approximately \$320,000; combined approximately \$355,830. The Board is keeping about \$16,000 in checking and moving excess to the reserve account, which earns 3.05% (\$712.22 in August).
- Annual assessments: \$27,185 collected; \$15,415 outstanding. A reminder requesting payment by month-end will go to the membership. Treasurer Mascott noted the added workload, collecting the Special Assessment, put on TDA's volunteer bookkeeper Joanne Nordquist.
- The Association's CPA, Ann Darrow, and Treasurer Mascott signed the tax returns.
- Membership-approved Independent Financial Review will be scheduled after January 1.

COMMITTEE AND ORGANIZATION REPORTS

Written reports were included in the Board packet and will be attached to these minutes.

ARC: ARC will reassess Slip 494 after Fall Cleanup. Secretary Munnely will serve as ARC Board liaison.

Community Committee: Steph Bairey reported the committee is down to two members since Gigi Bustin's resignation and has received little response to recruitment. It needs a Board liaison; Secretary Munnely suggested Robin Smith, who declined. President O'Connor will include a recruitment appeal in his next President's Update. Ongoing initiatives include the newsletter, and a bulletin board reorganization with EPIC.

EPIC: Joan Flora reported that **Portland city code requires a *connected* hose at the front of each floating home** for fire suppression; west-end homes meet it through shared hose bibs, (confirmed with Harbor Master Sean). EPIC will notify owners and landlords of non-compliant homes and, if there is no response within about a month, ask the Board to follow up. Liz Munnely stressed that compliance is the homeowner's responsibility.

WOOO: President O'Connor plans to attend the WOO dinner on October 24 as Association president.

MAINTENANCE COMMITTEE REPORT

Peter Bairey has stepped back as interim chair; he hopes Judy Goehler will step up. He will continue to ensure maintenance emails receive a 24-hour response. **Tom O'Connor asked that the committee schedule a meeting**, which he would like to attend.

Fall Workday (Saturday, October 3): Peter will finalize the task list with the Maintenance Committee, including deck board replacement, garage gutters, and moss treatment, and will confirm supplies and lumber. Joan Flora noted that EPIC will not hold demonstrations during the workday.

CAPITAL PROJECTS UPDATE

Sewage Lift Station. Mike Patterson is the lead, with Judy Goehler and Treasurer Mascott. The group is awaiting a revised April quote from DeTemple Plumbing and settling on tank material: 316 stainless may be too thin for a half-submerged tank, and coated carbon steel or fiberglass is under consideration. Tank delivery takes 6–8 weeks from order. No vote or final bid was ready; the group will update the Board out of cycle when there is something to act on.

Piling Project. Peter Bairey reported no change since August. The pile driver and house mover are scheduled for February, and he's spoken with TC Diving for underwater chainsaw work. Lear Electric (electrical disconnects) is lined up. A plumber for sewer and gas lines is still needed, and permits will be required. Peter is seeking a dedicated contractor (Riverbank or Even Construction) for unchaining and standoffs, and generators to keep displaced homes powered. President O'Connor asked that the floats of the five downriver homes be assessed before the move. Peter stated that this was the homeowner's responsibility, but Tom disagreed, noting that it is TDA's responsibility prior to the Piling work start date. The in-water work window of November 1 to February 28 (fisheries requirement) is firm.

OLD BUSINESS

Garage Eligibility Rule

Secretary Munnelly proposed replacing the legal residency requirement (voting/paying Multnomah taxes) with a "member in good standing" standard: ARC compliance, dues current/not in arrears, and not a landlord.

- **Bill Mascott:** supports the change in principle and suggested requiring umbrella liability insurance (about \$500,000 at approximately \$330/year) naming TDA as additional insured.
- **Peter Bairey:** supports removing the residency requirement, excluding landlords.
- **Robin Smith:** opposed. The rule was disclosed to buyers, PGV has already done extensive verification, and a change would further stagnate the list. She considers it a major change requiring a membership vote.
- **Tom O'Connor:** opposed to changing without first polling the membership; believes full-time residents should have priority, and considers the current rule enforceable. He would vote no if a vote were held that night.
- **Liz Munnelly:** views it as a Board decision; suggested that raising garage rent (currently \$215, versus about \$305 at Columbia Crossings) could help the waitlist settle and provide much needed revenue for Moorage repairs.

On whether membership should approve rule change: Liz Munnelly, it's a Board decision; Robin Smith, yes, it is a major change that requires a vote of the membership; Peter Bairey, Board decision; Bill Mascott, Board decision but open to hearing from members; Tom O'Connor, Board decision but wouldn't act without a poll. President O'Connor to check with legal counsel if membership vote is required. Drew Lasky's input will be sought and the item will remain on Agenda in Old Business.

Governance Reorganization and Landlord Rental Policy

President O'Connor thanked Gigi Bustin for leading the governance reorganization.

Secretary Munnelly reported that JBMI's rental policy is stronger than TDA's; she will cross-reference JBMI and the newly received Columbia Crossings documents for the October agenda.

Compliance Update

Slip 494: President O'Connor met with the owner, and they agreed that anything outside the home must be moved inside or removed. The owner hopes to make significant progress this weekend; President O'Connor will walk the site and ARC will re-inspect. The owner was told not to attempt the dock connection himself. A contractor has been contacted about it but has not reported back. Peter will assess two steel standoffs near the maintenance shed for possible use, noting their high fabrication cost.

JBMI Comparison: Secretary Munnelly found TDA's enforcement document stronger than JBMI's. TDA caps fines at \$1,000 but our Board may exceed the cap at its discretion; JBMI has no cap and is currently dealing with 7 to 8 derelict homes out of 176. Liz noted that JBMI is interested in collaborating on bylaw strengthening and sharing legal costs; both associations use the same attorneys.

Dredge Depth Survey: Some shallowing was found, which is expected and helps trigger permit renewal. Dredging remains on track for 2031. President O'Connor will share the results in an accessible summary.

NEW BUSINESS

American Flag Protocol: As a private entity, the Association is not required to follow half-staff declarations but must light the flag if displayed at night. President O'Connor will bring a more detailed protocol proposal once the lighting is fixed.

Gate Security: The Board will keep the current setting (no free exit), as recommended by security lead Corinne Castro. To address the recent ambulance incident, **the 911 Center (BOEC) will provide an exit code for emergency vehicles, and Portland Fire will add it for the Association's addresses.** The gate has battery backup and defaults to open if power or controls fail.

Vacant Board Seat: Gigi Bustin resigned with nearly two years remaining on her term. The Board agreed to recruit a replacement, and President O'Connor will include a notice in his President's Update.

NEXT MEETING AND ADJOURNMENT

Next Regular Board Meeting: Monday, October 26, 2026, at 6:00 p.m., tentatively in person.

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

The meeting adjourned at approximately 7:58 PM.

SUMMARY OF ACTION ITEMS

Liz Munnelly: Follow up with cross-referencing JBMI and Columbia Crossings Moorage policies for the October agenda. Attend next ARC meeting as Board Liaison.

Bill Mascott: Send the assessment payment reminder to the membership. **(Special Assessment will start accruing late fees and interest, if not received by October 1, 2026).**

Tom O'Connor: Include the Community Committee recruitment appeal and vacant Board seat notice in the President's Update; walk Slip 494 site; coordinate the emergency exit code with Portland Fire and BOEC; check with legal counsel on whether the garage rule change needs a membership vote; share the dredge survey summary.

ARC: Reinspect Slip 494.

Peter Bairey: Assess the steel standoffs, located next to maintenance shed, for the Slip 494 dock connection; finalize the October 3 workday task list and supplies; continue piling project coordination.

All Directors: Review draft minutes and reply directly to Liz Munnelly with any changes.

2026-27 P2 Expense, Cash & Reserve Position:

August 31st, 2026

Expenses

Category	Budget	August MTD	YTD
Income	497,330	38,527	120,128
Category	Budget	August	Annual YTD
Maintenance & Repair	41,600	325	3,389
Taxes	91,121	-	-
Utilities	105,309	7,159	15,560
Insurance	43,175	2,122	2,122
Professional Fees	7,749		825
Other Expenses	8,375	311	1,004
Total Expense B/R	297,329	9,917	22,900

Other Expenses	Budget	MTD	YTD
Security	1,600	-	-
Pet Committee	465	-	-
Internet/Website	1,700	185	247
EPIC	800	-	-
Office Expenses	2,100	126	255
License & Fees	250		474
Misc Expense	960	-	-
Publications	-	-	-
Meals & Entertainmen	-	-	-
Annual Meeting	500		28
Total Other Exp.	8,375	311	1,004

Large or Unusual Expenses			
Description		MTD	YTD
D&O Insurance Prem.		2,122	

Cash

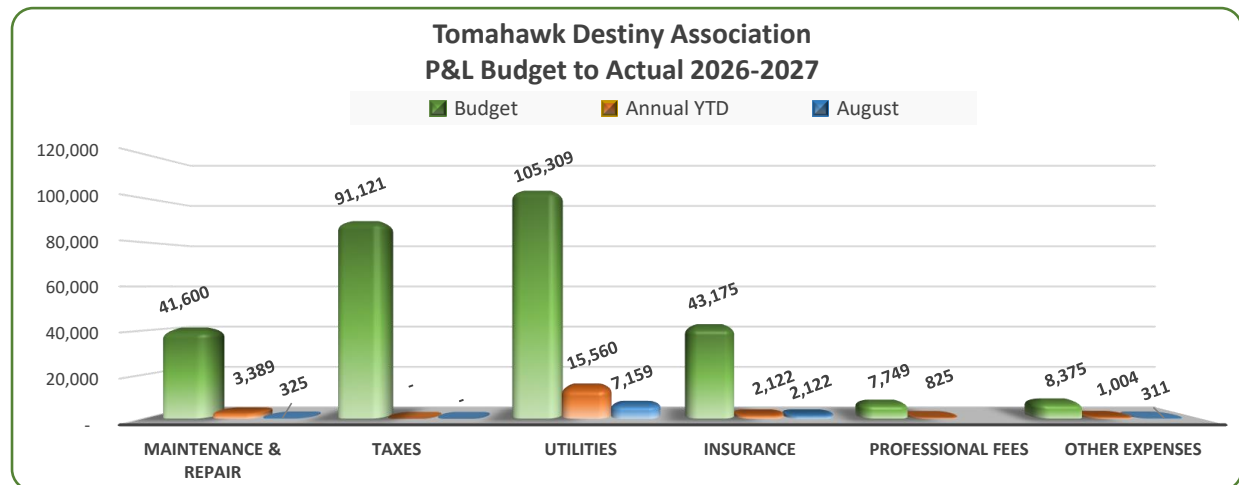
Key Bank - Checking	\$	35,547.70
Key Bank - MM Reserve	\$	320,286.18
*Excess to MM	\$16,740.00	
TOTAL	\$	355,833.88
3.05% APR Interest MMDA	\$	712.22

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		
Oct. transfer from checking		
Nov. transfer from checking		
Dec. transfer from checking		
Jan. transfer from checking		
Feb. transfer from checking		
March transfer from checking		
April transfer from checking		
May transfer from checking		
June transfer from checking		
FY Reserve Fund Contributions	\$	33,334.00
Income to Reserve Goal:	\$	200,001.00
Reserve Interest Income FYTD:	\$	1,397.99
Total FY Reserve Project Expenditures	\$	400.00

Notes:

Assessment Fees Paid: \$27,185 / Outstanding: \$15,415



TOMAHAWK DESTINY ASSOCIATION

Board Review Package

Good Standing Definition, Garage Rental Eligibility, & Related Corrections

Summary of Proposed Changes

This package presents three coordinated changes for Board and, where applicable, Membership consideration. Together they remove moorage residency (as evidenced by driver's license, voter registration, or tax documents) as a condition of garage-rental eligibility, and replace it with a defined “Good Standing” standard that also incorporates ARC (architectural) compliance.

1. Bylaws Amendment — adds a defined term, “Member in Good Standing,” to Article I, Section 1 (Definitions). Requires membership vote under Article XXI (affirmative vote of more than 50% of total membership).
2. Administrative Resolution #7 (Revised) — removes the legal-residency requirement for garage rental eligibility (Items 1–4 and Item 11 of the original resolution) and replaces it with the Good Standing standard. Requires Board majority vote under Bylaws Article IV, Section 12(j).
3. Rules and Regulations, Rule 15 (Parking — Garages) — corrects the cross-reference from “Administrative Resolution #6” to “Administrative Resolution #7” and aligns the eligibility language with the new Good Standing standard. Requires Board majority vote under Rule 23.

Note to Board: The Bylaws amendment should be adopted first, or concurrently, since Resolution 7 and Rule 15 both cross-reference the Article I definition. If the Board prefers to act on the Resolution and Rule 15 before a membership vote can be scheduled on the Bylaws amendment, consider adopting the same definition text directly into Resolution 7 as an interim measure, then replacing it with a cross-reference once the Bylaws amendment passes.

Part 1 — Proposed Bylaws Amendment

Article I, Section 1 (Definitions) — New Subsection

Adds a new definition following existing subsection (n). Existing subsections (a)–(n) are unchanged.

Proposed new text — Article I, Section 1(o):

(o) “Good Standing” or “Member in Good Standing” as a Member who, at the time of determination:

- (1) Owns and resides in the Moorage and is not currently a landlord, renting out their TDA home.
- (2) Financial Compliance. Is current on all Association assessments, dues, garage rental fees, fines, and other charges owed to the Association, with no amount more than ten (10) days past due, consistent with Article IX, Section 2;

(3) General Rule Compliance. Has no uncured violation of the CC&Rs, Articles, these Bylaws, or the Rules and Regulations for which the applicable notice and cure period under Article IX, Section 2 has expired without cure;

(4) Architectural Compliance. Has no uncured violation of the Architectural Review Committee's approved plans, guidelines, or determinations under Article X, and has not undertaken any unapproved structure, improvement, alteration, or landscaping requiring ARC approval under Article X, Section 1;

(5) No Active Enforcement Action. Is not currently subject to a suspension of rights or privileges, a revocation of Exclusive Use Property rights, or any other active enforcement remedy under Article IX;

(6) Security Deposit. Has satisfied any security deposit obligation imposed by the Board under Article IX, Section 3.

A Member who cures the applicable delinquency or violation within any cure period afforded under these Bylaws or the Rules and Regulations shall be restored to Good Standing upon such cure.

Adoption requirement:

Per Article XXI (Amendments to Bylaws), this amendment requires “affirmative vote of more than fifty percent (50%) of the total membership” — i.e., a majority of all Membership Certificates, not merely a majority of those present or voting at a meeting. The Board should plan for a written-ballot process (Article III, Section 5) if a live quorum vote at the annual or a special meeting is not expected to reach 50%+ of total membership.

Part 2 — Administrative Resolution #7 (Revised)

Rental and Use of Garage Spaces — Revised to Reflect Good Standing Eligibility Standard

Summary of changes from the original November 22, 2010 resolution:

- Item 1: “Eligible Member” redefined by reference to Good Standing (Bylaws Article I, Section 1(o)), in place of legal residency plus dues status. Is not a landlord, renting out their TDA home.
- Item 2 (legal residence / proof of residency): struck in full.
- Item 3 (residency restriction on who may rent): struck in full.
- Item 4 (forfeiture upon moving off the moorage): struck in full.
- Item 5 (waitlist offer mechanics): revised to condition offers on Good Standing rather than residency, and to address a Member who is not in Good Standing at the time of offer.
- Item 11 (residency-proof-plus-inspection-access provision): revised to retain the inspection-access requirement only.
- Items 6–10 and 12–14: unchanged.

The revised resolution is set out below in full, clean form for adoption.

ADMINISTRATIVE RESOLUTION #7 (Revised)

Rental and Use of Garage Spaces

WHEREAS, the Bylaws of the Tomahawk Destiny Association (“Association”) grant power to the Board of Directors to conduct Association business, and

WHEREAS, it is the responsibility of the Board of Directors to maintain the safety and protection of property owned by the Association, and

WHEREAS, it is the desire of the Board to maintain adequate parking for all residents, and

WHEREAS, it is the desire of the Board to maintain the garages for the convenience of its members, and

WHEREAS, the number of parking spaces is in compliance with the requirements of the City of Portland, as set forth in planning and building code ordinances. The number of parking spaces (including garages and 10 parking spaces outside the main gate) is limited to two (2) per Association member, and

WHEREAS, the parking capacity inside the secured area is based on 2 spaces per slip. The parking capacity includes the garage spaces. When the garages are not used for parking a vehicle, a situation is created that may not allow for residents to park their vehicles inside the secure area. Residents having vehicles in excess of 2 per slip may park their vehicles inside the secured area providing space is available. When space is not available, the excess vehicles shall be moved outside the secured area, and

WHEREAS, it is the intent of the Association that garages shall not be used for storage of personal belongings in lieu of parking an operable vehicle,

THEREFORE, let it be RESOLVED that the following policies be immediately implemented:

1. “Eligible Member” shall be defined as a Member who is in Good Standing with the Association, as defined in Article I, Section 1(o) of the Bylaws. Who Is not a landlord, renting out their home.
2. Eligible Members may sign up on the garage waiting list for the next available garage. When a garage becomes available, the Eligible Member at the top of the waiting list shall be offered the use of said garage, provided that Member is in Good Standing at the time the garage is offered. If the Eligible Member at the top of the list declines to exercise the option to rent, or is not in Good Standing at the time offered, that Member shall retain their position at the top of the list and may exercise the option to rent when the next garage becomes available, provided the Good Standing requirement is then satisfied.
3. The use of garages rented from the Association by Eligible Members is limited to the storage of an operable motor vehicle and incidental storage of general use household items that do not constitute an extraordinary hazard. Incidental storage shall be in compliance with provisions of the Uniform Building Code and Uniform Fire Code as adopted by the State of Oregon and the

City of Portland. No businesses shall be operated out of a garage, nor shall there be any activities that require the continual use of electricity such as electric cars, as electrical expenses are paid by the Association, and not by the individual garage renters.

4. Specifically prohibited uses/operations inside the garage spaces include, but are not limited to, the following: (a) the application of coatings producing flammable vapor (e.g., spray painting); (b) woodworking and those operations producing significant quantities of flammable/combustible dust that constitute a fire hazard; (c) operations for and/or storage of materials used in a commercial business; (d) storage of flammable/combustible liquids in excess of an accumulative total of 5 gallons; (e) storage of hazardous materials in excess of provisions within the Uniform Fire Code; (f) the continuous, long-term operation of electrical appliances such as space heaters, refrigerators, or freezers.
5. Due care and precautions shall be taken by the renter of each garage space in placement of incidental storage items within the garage space. No items shall be placed on the trusses; this could cause premature failure and collapse of the trusses.
6. Failure of the renter of each garage space to comply with these and all reasonable safety measures shall nullify the agreement to use the garage and be subject to eviction from the rental space. If the Board determines that a renter of a garage space is not in compliance and seeks to evict such renter, and the renter contests the matter, the renter shall be responsible for the payment of any/all costs associated with the eviction process, including reasonable attorney fees incurred.
7. The garage spaces are subject to inspection by a Board member or a member or members of the Garage Committee at any reasonable time to ensure compliance with the provisions of this document. The garage space renter will be notified of the intention to enter the garage prior to entry.
8. Each garage space renter shall provide a key and/or combination lock information to his/her garage for emergency access and to ensure compliance, and shall authorize an inspection of his/her garage within 30 days of the signing of the garage rental agreement.
9. All garage space renters shall sign a garage space rental agreement that supersedes any/all previous garage space rental agreements.
10. The garage rental fee is due on the first day of the month. If the rental begins on any day other than the first of the month it shall be prorated for the first month. A late fee will be applied to any payment that is received later than 10 days after the due date.
11. A garage space renter who falls 2 months behind in homeowner Association dues or in garage rental fees, including all applicable late fees, shall forfeit the rights to the use of a garage space and a Notice to Vacate the garage within 30 days shall be sent to the garage space renter. This delinquent account must be paid in full, including all late fees, within 10 days of receipt of the

Notice to Vacate the garage, or the garage space renter shall vacate the garage within the prescribed 30 days.

This resolution shall be effective on the date of adoption of this resolution and shall continue in full force and effect until amended or rescinded by Board action, and supersedes the version of Administrative Resolution #7 approved November 22, 2010.

Note to Board: Item 14's two-month forfeiture trigger (loss of an existing garage rental) is intentionally left unchanged and distinct from the 10-day Good Standing threshold, which governs initial and ongoing waitlist/offer eligibility only. This preserves a more lenient standard for Members who already hold a garage versus the standard for obtaining one — confirm this is the Board's intent.

Adoption requirement:

As an Administrative Resolution (Rules and Regulations), this revision requires a majority vote of the Board of Directors, per Bylaws Article IV, Section 12(j) and Rules and Regulations, Rule 23.

Part 3 — Rules and Regulations, Rule 15 (Garages) — Correction

Corrects the resolution cross-reference and aligns eligibility language with the Good Standing standard.

Current text:

“Garages (see Administrative Resolution #6 for full description of permitted garage use and restrictions)”

“Garages may only be rented by eligible Members who are current on all Association dues. Renters are not eligible for garages.”

Revised text:

“Garages (see Administrative Resolution #7 for full description of permitted garage use and restrictions)”

“Garages may only be rented by Eligible Members who are in Good Standing, as defined in Bylaws Article I, Section 1(o) Administrative Resolution #7. Landlords/Renters are not eligible for garages.”

Adoption requirement:

Per Rule 23, revisions to the Rules and Regulations are approved by a majority vote of the Board of Directors.

PGV Group's Response to Garage Residency Proposed Change

The following is a written statement of the PGV Group, read during the Board Meeting, by Robin Smith, in opposition to removing the residency requirement for leasing a TDA Garage

1. It is favoritism to certain members
2. People who bought houses had the garage residency requirement clearly explained and disclosed.
3. The people who have been passed over and taken their names off the list over the last several years who still are owners, should be notified... all the way back to the Greg and Kim who moved to Mexico and were told they could not have one, just as their name came up.

If this happens then realize all the recent garage renters that do live here Mike & Judy Goehler, Tom Gentry, Connie & Greg Korn, Joan Flora & Tom O'Conner, Michael Murdter, would all still be waiting.

There would be no incentive for an owner who does not live here, and in most cases rents their house out, to not have a garage ever, once they get one. The list will be even more stagnant than it currently is.

4. We will need to look through old lists and offer garages to the people who were not eligible.

So back to the list, currently on the list are 4 people before you get to Bill and Trudy Bowling. There are Renee Wolf, William Danielson, and Brian & Linda Heck and Tom Elliott, none of whom live here.

5. If we eliminate the residency requirement we are helping people avoid paying taxes in Multnomah County that support our Oregon infrastructure and services. This is costing all of us who do, money.
6. PGV can't continue to be asked by the board to enforce rules and then ask for them to be changed midstream.
7. What happens if someone stops paying HOA fees or any other infraction, do they lose their garage? What is the process if members don't maintain requirements?
8. There is value in having the convenience of a garage for parking a car, keeping sports and other equipment, Christmas decorations and ladders in a handy spot; people who do not live here do not need the same level of convenience and the ramifications of making this change should be put to the membership before such a huge switch is made.
9. Amending the garage rental to not legal residency, is a major change in use, requires a member vote. Or at least a legal opinion for this change. Per HOA Handbook of Vial Fotheringham (our attorney's)
10. Intent of those who created TDA

As stated in the official HOA handbook at 2-10 legal advice is recommended...even those that some consider to be minor.

But this is a MAJOR change, residency for qualifying for a garage has been in effect since TDA's founding.

There is NO rush tonight to decide this, there is no available garage pending. So let's slow down, and ask the membership.

Tomahawk Destiny Association

Monthly Committee Reports

Reporting Period: September 2026

Reports Included

- ARC Committee — Chair: Steph Bairey
- WOOO — Chair: Ilene Kaplan
- EPIC Committee — Chair: Joan Flora
- Community Committee (ComCom) — Chair: Steph Bairey
- Hayden Island Neighborhood Network (HINooN) — Chair: Victoria Grace
- Finance Committee (FINCOM) — Chair: David Herrell
- Maintenance Committee — Chair: P. Bairey (interim)

ARC Committee

Committee Chair: Steph Bairey

Report Date: 09/20/2026

Membership

No changes. Current members: Steph Bairey (chair), Sylvia Davids (secretary), Kate Brinkley, Danna Herrell, Ilene Kaplan. Gigi Bustin has stepped down as board liaison; Liz Munnely expected to take over, pending confirmation.

Completed

Slip #580: buyers' agents followed up asking whether the float could be turned sideways, extending ~7 feet beyond the slip. The committee voted unanimously (4-0) on September 14 to deny — the structure would still sit outside slip boundaries, and ARC has no authority to approve placement outside moorage property. Agents have been notified. Electrical box and gas meter numbering: font approved by email vote.

In Progress

- Slip #526 (Rosebery): dock replacement application received; awaiting plans and photos. Outstanding survey items will be tracked with the application.
- Slip #530 (Friend): owner replied August 20 that items will be addressed.
- Slip #540 (Wiley): repairs ongoing. Chair and secretary will walk both slips this month to confirm status.
- Slip #210: neighbor reported exterior roller shades installed by renters block the view when lowered. ARC will write to owners to ask shades stay up except when in use.
- Upper ramp: thorny overgrowth at head height is a safety concern. ARC is asking Maintenance to cut it back ahead of the October 3 cleanup.

Upcoming

Next meeting: Friday, October 9 at 3:00 PM — in-person walking meeting, potentially with a hybrid option, replacing the standing Monday meeting. The committee will calibrate the survey checklist on example homes. Rolling survey plan: each member reviews ~15 homes per year, with two members per home. ARC will also begin informally recognizing homes that have improved the moorage.

Support Needed

Confirmation of the new board liaison.

Finance Committee (FINCOM)

Committee Chair: David Herrell

Report Date: 09/24/2026

Steven Bustin researched the by-laws to determine whether HOA dues could be increased for homeowners who rent. The research indicates this is not permitted under the current by-laws.

David Herrell was approached by a resident with a suggestion to explore other banks that might offer higher interest rates for TDA's funds. After contacting a number of banks, the difference in rates offered was not significant enough to warrant establishing a new banking relationship. Speaking from 36 years in the finance industry, the chair notes that chasing interest rates seldom produces a good result, as rates change frequently. The committee does not recommend pursuing this further, though it will continue to monitor the interest rate TDA receives and ensure it remains competitive.

WOOO

Committee Chair: Ilene Kaplan

Report Date: 09/21/2026

Best Practices

- Moorage Security: Blue Frog Landing and Buoy One Moorage reported a recent increase in vandalism and break-ins — 5 break-ins in one week. Call all problems to authorities to build a historic record. Jurisdictional ambiguity between police (land) and sheriff (water) noted.
- Brief discussion on algal blooms.

Government Reports

- MCSO River Patrol: working with Sheriff on homeless waterfront issues, including transient boat tie-ups and vagrants on abandoned boats. Residents cautioned not to act on their own — police involvement needed to get River Patrol response.
- Harbormaster: moorage and boat inspections nearly complete. Fire extinguishers important. Wood burns and personal fires discouraged.
- OS Marine Board: ~12 boating fatalities this year, roughly double past years. Most not wearing life jackets. No additional education practices currently planned. WOOO pushing for more government precautions, especially around boat rentals.

Committee Reports

- WOOO Annual Dinner: October 24
- CRYA: revising bylaws. RCC: working with City on waterfront structures. Dredge Advisory Group: continuing permit education.
- President: stressing need for better boating education legislation; website updates ongoing; WOOO dues renewal forms distributed.

EPIC Committee

Committee Chair: Joan Flora

Report Date: 09/20/2026

EPIC Walk Update

The October 3 EPIC Walk is cancelled due to the Fall Clean-Up. Walks will resume May through September next year. The walks have been a successful addition to residents' practical skills, including AED location, gas turn-off wrench locations, and how to turn off gas and electricity for each unit.

Fire Marshal Follow-Up

Electric Shock Drowning warning signs are ready to install at the top and bottom of the ramp. This small project is in Maintenance's queue; signs are in the maintenance shed.

Gas & Electrical Meter Numbering

EPIC has spent significant time correctly identifying and numbering the matrix of pipes and wires for gas and electricity for each unit. The Maintenance Committee is ready to label each meter/box when adhesive numbers arrive. Project cost was \$150 — Joan will submit the receipt for reimbursement.

Board Request — Ready-to-Use Fire Hoses

EPIC asks the Board to require compliance with Portland City Code PCC 19.16.250(G):

"The owner of every floating dwelling must at all times have at least one 50-foot length of garden hose and a spray nozzle connected to City water service."

The requirement is clear: connected matters. EPIC asks the Board to require compliance for units 120–284 by January 1, 2027, and shared, connected hoses for units 320–582 by January 1, 2027.

EPIC has seen significant improvement in compliance over the past year. EPIC will communicate directly with three landlords and four homeowners whose units are still missing a hose and/or nozzle, and will update the Board if 100% compliance is not reached by January 2027. TDA has no cost for this project — homeowners and landlords pay for their own hoses.

A short article is queued with ComCom for the next newsletter.

Coming Up

EPIC will host the annual AED/CPR training in late October. Additional details to follow.

Community Committee (ComCom)

Committee Chair: Steph Bairey

Report Date: 09/21/2026

Completed

- ComCom met August 25, September 1, and September 8.
- TDA Small Boat Races returned September 13, coordinated by Victoria Grace. Eleven racers competed; first place trophies went to Russ Menenberg, Robin Smith, Wynn Anderson, and Paul Gibbons.
- TDA Currents Issue 3 complete, including the race recap, Fall Cleanup feature, and an All Hands on Deck volunteer task list built with the Maintenance Committee.
- Website calendar updated with Fall Cleanup, dumpster dates, tree trimming, WOOO annual dinner, and the September board meeting.

In Progress

- TDA Currents Issue 4 (October): EPIC has submitted an article; a resident photo contest is planned.
- Fall Cleanup promotion and volunteer sign-ups.
- New online report forms for committee chairs and program leads — targeting completion before the October board meeting.
- Ongoing committee and volunteer recruitment.

Upcoming

- Fall Moorage Cleanup: Saturday, October 3; tree trimming: Thursday, October 8.
- Moorage holiday decorating: Sunday, November 29.
- Spring Progressive Dinner: Saturday, March 20, 2027.
- Bulletin board refresh in coordination with EPIC.
- Open house protocol for the pedestrian gate.

Budget

Newsletter printing: \$30/month. Issue 3 included one \$20 back-page ad, offsetting most of the cost. The board approved \$100 for the Small Boat Races (six trophies and supplies) — reimbursement to be requested by chair.

Support Needed

Gigi Bustin stepped down from ComCom in September. ComCom urgently needs more members.

Program Reports

PGV (Jane Gire, 9/21)

Jane Gire and Connie Korn will mark parking spaces before tree trimming on October 8 at 8:00 AM for car reparking.

Pet (Kelly Monfort, 9/21)

Ongoing issues with members not picking up after dogs in the dog run. A camera and fine schedule (standard at most multi-housing complexes) may be needed to address this.

Welcome (Kelly Monfort, 9/21)

New owner closed on #534 — information on who it is not yet received. New renters reported on the east end — home and identity not yet confirmed.

Social (Jane Gire, 9/21)

- Save the Date: Moorage Holiday Decoration — Sunday, November 29, meet on the landing at 9:00 AM. Potluck brunch at Cindy and Charlie McDonald's to follow.
- Save the Date: Spring Progressive Dinner — Saturday, March 20, 2027.

Beautification (Jane Gire, 9/21)

- Fall Moorage Cleanup: Saturday, October 3 at 9:00 AM. Projects assigned on the day.
- Dumpster arrives Friday, October 2 at 8:00 AM; leaves Tuesday early.
- Tree Trimming: Thursday, October 8 at 8:00 AM.

Hayden Island Neighborhood Network (HINooN)

Committee Chair: Victoria Grace

Report Date: 09/10/2026

The HINooN meeting on September 10 opened with a presentation from Joan Flora and Cynthia Palormo from the relaunched Hayden Island Neighborhood Emergency Team (NET). They highlighted the unique challenges of living on Hayden Island — including recent incidents like a fire in a nearby moorage — and emphasized that NET serves the broader community, not just floating home residents. The team currently has 16 active members and is actively recruiting, with support from Portland's Bureau of Emergency Management.

Anyone can volunteer for emergency response roles. Three volunteer levels were outlined: basic certification through NET; affiliated team membership for specific skills such as pet care and music; and liaison roles focused on connecting with neighborhoods to understand their specific needs.

Columbia Corridor Environmental Overlay Project

A presentation was given by Daniel Solberg, Portland City Planner. The project seeks to modify overlay zones on Hayden Island. Daniel explained that the project currently has conservation zones (less restrictive than protection zones), that exemptions and changes to E-zones are possible, and that buildings and structures can exist in perpetuity without triggering new requirements unless expanding the footprint.

Proposed zoning code amendments include new exemptions for manufactured home replacements and updates to lighting regulations. The proposals are expected to move through City Council prior to 2027.

This is a complex subject. It is important that when the City offers public presentations, residents attend. Victoria will notify the community when opportunities arise. Board Member Robin Smith is actively engaged with the City on this subject.

Respectfully submitted by Victoria Grace, Slip #138

Maintenance Committee

Committee Chair: P. Bairey (interim)

Report Date: 09/24/2026

Leadership Update

Peter Bairey is stepping back from the role of interim-chair effective immediately.

Sewer Lift Station Replacement

Working group: Mike Patterson, Judy Goehler, Mike Goehler, and Bill Mascott.

- Decided to use the crane for moving the float (vs. McCuddy's haulout). Judy contacted DeTemple and Campbell Crane for updated quotes.
- Campbell Crane responded. If approved, next step is to schedule a walk-through for all logistics and responsibilities.
- DeTemple is revising their quote to update tank specs/recommendations. Bill Mascott to review tank pricing before authorizing tank build (previously estimated 8-week lead time).
- Plan: DeTemple walk-through, then joint meeting with Campbell Crane.
- Schedule: Water to the moorage will be shut off once timing, logistics, and payment are confirmed. Project assumes completion in one day.
- Moorage will be notified with instructions, details, and schedule. Port-a-Potty units may be placed in the parking lot depending on scheduling.
- Parking lot logistics will require coordination and cooperation.

Other Items

- EPIC signs: two signs need mounting before October 3 Fall Work Day per Harbormaster's request. Mounting/location recommendation sent.
- Dock captain list: Gigi requested for new member welcome packets.
- Flag lighting: in progress. September 12 email on flag protocol received; no update yet.
- Dolphin piling rubbing on walkway roof (Row 3): Tim Clackum sending Steve to adjust flotation on finger dock 3.
- Milfoil under a member's home: inquiry received September 12 from Gladis Feline; members responsible for float maintenance notified.
- October cleanup/maintenance day task list: still being assembled.
- Electrical/gas meter box labeling (per EPIC request): Judy G coordinating.
- Slip #494 home connection quote: pending from Even Construction.