

**Tomahawk Destiny Association
Draft Minutes of the Annual Meeting,
May 17, 2015**

Meeting came to **order** at 3:05 pm at the South Shore Clubhouse of the Hayden Island Manufactured Home Community.

Quorum present with 41 members, out of 71, including proxies and absentee ballots.

Reading of the minutes of 2014 annual meeting dispensed with and assumed approved.

President's remarks:

Don Gire wants us in the coming year to move towards 'green status' at the moorage. He thanked his wife Jane, Hayden Island Homes for their meeting space, the TDA Board their work, and Mike Patterson for our 20 year financial model. There was a moment of silence for the passing of long time residents Pete, Mark and Jack. They will be missed. Welcome to Mark and Teresa Lawwill, Del and Joann Nordquist and to Bill Mascott.

Don then re-iterated the part of the bylaws that states the Board sets the HOA fees. Ours are the lowest of any premium moorage in the City. We are low because of volunteerism. If we had full time staff, it would cost about \$60,000 which would be about a \$70 increase per month per slip. Sixteen years ago our fees were \$200 per month. We need a new President, Treasurer and Secretary in a few years.. Our leadership is aging. It is time for a new generation to step up if we are to maintain what has been a very successful business model.

Regarding the Columbia Crossings field, aka "Nebraska" or the dog waste field, work needs to be done. Two huge cottonwoods fell last winter, one on top of the garages and were removed by Tom P. and Don G. Columbia Crossings has agreed to remove trees threatening our property. Someday there will be more dredging spoil put into the field. CC wants an easement across our property to send spoils to the river. Their permit does not allow them to send certain types of spoils to the field. In exchange for the easement, they will allow us to put our spoils on the Nebraska field again if and when needed. Our dredging spoils, which we sell, provide some income to offset dredging costs. Negotiations about this easement are in the works.

More thanks to Tom P. for leading the Maintenance Committee and to Juliann for the Beautification Committee. The moorage is looking very well because of their work and our volunteers. The west walkway project has a July 15 start date to replace 130 feet and return the grated walk panels in place. As each segment is replaced, the contractor, Dan Reidl, will go to each finger and make repairs. Every year 100 feet will be replaced. It will cost about \$535,000

over the next 8 years. On the east end there is a 50 year life span for the walkways; some wood pilings are there from 1985. It is planned to replace them in 2023. Some whalers, or supports, for the walkway will be adjusted in the near future. These large expenditures are our cost leader. They are covered by our Reserve Account and are governed by the 20-year plan.

Because of the good care we have taken in these plans, the value of our moorage has benefited. Our lots, or slips, have doubled and tripled in value since 1999 when they were valued at \$35,000 to \$75,000. Because our moorage is maturing, the problem now is to maintain the floating home floats. In the past, there were few guidelines about float construction. These days the banks want inspections and floats with 20-year lives left in them before they will finance a loan.

While some owners are opting to rent out their homes, Tomahawk Destiny Association fosters home ownership. We now have 15 rentals in the moorage and we welcome the renters as neighbors.

We have new security equipment and some new carts coming on trial.

Residents who choose life on the river learn to live with animals, wild and domestic. Any issues with pet waste or spray should be dealt with neighbor to neighbor.

Returning to budget matters and funding, we are approaching maintenance aggressively. Please see the attached chart. We are our own bank. Up until now we have been spending under budget, but the structures continue to age. Various numbers were applied to the model and it was decided to increase HOA fees by \$5 per month every year.

For sixteen years the Architectural Review Committee hasn't had the five members mandated by the bylaws. At this meeting we are voting to change that number to three members. By **voice vote** it was unanimous to elect Ken B. (for a new term,) and Kate N. to the ARC. Marco F. is continuing to serve.

Treasurer's remarks:

Steve Weir reported regarding the Operating Budget. Our biggest three expenditures are taxes, insurance and utilities which are close to \$70,000. An outflow which we had installed on the sewer aids in a more accurate report of use. Add about \$20,000 for general routine maintenance, beautification, and garbage. Any surplus is placed in a Money Market account, even though the interest is very low. Suggestions of an alternative with better interest would be considered.

Mike P. referenced a graph and spread sheet (see attached) showing Operating Budget and Reserves where there is a spike in costs. This reflects a forecast of dredging in 2028 among other upcoming projects. Question from the audience was, did we get other bids? We got three bids. Dan Reidl is our preferred contractor and he worked up several options from which we could

choose. After reviewing them all, it was decided to go for a “like for like” rebuild which uses a combination of especially treated timber and some steel at the joints. This best bid is now from Dan R. at \$535,000 with an 8-year plan and one year, year by year, contract. 3% inflation is factored into the number.

Tom P. reported on dredging portion the budget. Thank to Don and the committee volunteers who have done so much work on this. We are like a ship, subject to the effects of wind and water. Regarding dredging and the 2028 forecast, how long can we go again before the next dredge? Low river flow may change the amount of deposit. Some moorages have to dredge annually. 2012 was our last big dredge: 7500 cubic feet. Dan C. and Tom P. took a look at the trestle dam where the water is slowed and sediment settles. Near that is a “borrow pit” where sediment spoils may go in the meantime. We still have over an average of 14 feet of depth and all is looking good. If we have to do a partial dredge, we may be able to piggy back on a Columbia Crossings dredge. We bought our own sounding device.

Member Kate N. said it could save us \$30,000 if we partnered with Columbia Crossings for our next dredge.

Board and Committee Q and A:

Steve E. asked regarding the bendy east side walkway. Dan C. said we can re-tighten the floatation.

Ed G. asked if some obstacles in the back channel, like logs and a chair that had fallen during the storms, could be removed. Tom said some logs have migrated there and to let him know where. We may be able to pick those up. Tom said general flotsam like foam and weeds are the home owner's responsibility.

Ginger H. reported lots of junk goes by her house and would like to see less of that.

There was a question about possible drought affecting the level of the river and Tom replied we forecast as best we can. We will take soundings annually.

Karla D. asked if TDA would please replace the real estate sign kiosk at our entrance drive. Tom said yes. Karla said she may be able to underwrite it if we would build it.

Jane G. reported a lost cart was found near Norma's Restaurant. We now have 14 active carts with three new ones coming in July. For the Social Committee, Jane thanked everyone for bringing the good food today. Please let Jane know if you want to try another venue for the next annual meeting. Our summer progressive dinner date is August 23rd and the theme is “Wild Wild West.” Homes hosting the four courses are Robin's, Ruth's, Jane's and Carolyn's for dessert. There will be 45 minutes for each house/course.

Don G. reminded us of our upcoming garage sale led by Stephanie T. Save your good stuff for the sale. See the sign up sheet on the bulletin board.

Karla reminded us the HiNoon sponsored free, for a \$1/box donation, shred day will be Saturday, May 30, from 10-12 at Oxford Suites.

Webmaster Steve W. encouraged all members to sign in to our website for all the latest announcements and news. The directory and many useful documents are readily available. Let him know if you want something posted. We use Association Voice in Denver for the templates and they seem to be coming together. Pictures can now be added to the Scrapbook section.

Corinn C. asked if historic documents from the old Yahoo site might be transferred into the new site. Steve said he would look into it.

Victoria G. said there is a lot of information that is not there.

Don G. replied we are not going to scan older paper records. They reside in our archives behind the office.

Don noted that TDA does not provide any locking device or electric opener for our garages. If an electric door opener is installed, the office needs to be provided with, from the garage renter, a means of emergency release. Copies of keys and means of emergency access are kept securely locked in the TDA office.

Results of the Ballot:

Board Members Don Gire and Steve Weir re-elected.

Architectural Review Committee Bylaws Amendment passed.

2015-2016 Budget passed.

Many thanks to everyone for coming and for a successful meeting.

Motion to adjourn by Carol B. Second by Jane G. Adjourned 6:30PM.

Respectfully,
Carol Baker
Secretary