

Draft Minutes of the Annual TDA Membership Meeting
Sunday, May 21, 2017
at the RIVER SHORE CLUBHOUSE 1501 NORTH HAYDEN ISLAND DRIVE.

President Tom Puhl opened the annual meeting of TDA at 4:51pm 5 p.m. Membership registration and sign-in presented a quorum.

Membership Forum: The first agenda item was the Membership Forum. Victoria Grace requested a status on the old cottonwood tree stating she didn't see where any money was allocated to "tree service" in the new budget proposal. Tom did not have a status on the tree but indicated we could discuss it later in the meeting. Carolyn Dickey asked if anyone had noticed how tattered our American Flag was getting. This is noted. Debbie Menenberg wanted a status on the parking lot Restriping and wanted the board to know she is strongly opposed to making our parking spaces smaller. Tom indicated that the Parking Lot Committee was looking into different options such as removing the back islands. Striping and resurfacing is scheduled out for two to three years. Jill Brown questioned the safety of garage doors coming down on cars and/or people. Tom indicated that the automatic garage door openers were installed by individuals, not TDA. Ginger Hall reminded people of the Committee sign-up sheets in the foyer. Russell Menenberg thanked people for asking guests to park outside the fenced area noting this is being done on a regular basis. Mike Patterson noted that the pedestrian gate has not been closed securely. Tom stated it had been fixed.

Approval of 2016 Annual Meeting Minutes. Lee Nielsen motioned to approve the minutes. Steve Weir seconded the motion. The minutes were approved.

President's Message: In spite of the hard winter with strong winds, snow and high water with strong currents, the moorage came through with flying colors due to the diligence of our residents and the volunteer efforts in keeping the ramp cleaned off for use and the walkways clear. Thanks to all of you who helped as problems arose. Water lines made it mostly intact. Remember to notify neighbors if you are going to be gone during bad weather days: you don't want to come home to broken pipes and a broken pipe in one part of the moorage affects the rest. A plus with the high water and strong currents is that it scours out the bottom surrounding the moorage.

We will be completing the 4th leg of our west end walkway rebuilding, probably in October or November.

This fiscal year we replaced three of the parking light fixtures with LED lights. The high pressure light at the dumpster site is working well. Thanks to Del Nordquist for help in converting the ramp lights to LEDs.

Mike Paterson will be talking to us about the Reserve Fund later in the meeting.

Thanks to Ruth Falconbury and Steve Weir for their service over the past six years. We have three board positions open as Tom Puhl has served for three years at this time. There are five people who have stood up to be on the board for the next three years: Tom Puhl, Mike Patterson, Karla Devine, Robin Smith and Kirk Erickson.

Committee Reports:

Beautification: Sue Johnson is the new chair for the committee.

Pet: Pam Burke reminded residents of the ongoing problem with rats in the moorage asking residents to be mindful of cleaning up pet feces immediately, not feeding birds over the decks and not leaving garbage out. These things attract rats. Both Pam and Ginger have rat traps available for the asking. Pam urged maintenance to put traps out randomly around the moorage. She also stated it is a health violation not to clean up after your pet. Debbie Menenberg stated she has seen feces along the walkway a number of times. **It is the responsibility of a pet owner to clean up after a pet has an accident on the walkways.** Pam advised that the pet gate needs some maintenance and that she is now handling the issuing of pet keys.

Maintenance: There is money in the coming fiscal year to address the old cotton wood tree, the tree by the trash enclosure and another 60 footer with decay located on one of the islands. We are acquiring bids for this. There is a piling on the east end that is coming loose. We are going to get a survey on the pilings and get costs for whatever work needs to be done

Tom thanked everyone (about 35 to 40 people) who came out to help on work day. We were able to take care of a lot of the maintenance items.

Due to the Fire Department needing access to their standpipe on the ramp we are asking residents to park the green carts to the far left along the west side of the ramp and the big black carts along the right side of the ramp with the large lumber hauling carts. When the weather improves we will be marking a "fire lane" right next to the west side of the ramp. This lane is to remain free and clear. Jane reported we have 12 green carts, 2 smaller green carts, and 4 large black carts. Debbie Menenberg and Jill Brown both suggested residents be more thoughtful about returning carts to the bottom of the ramp and not keeping them in the garages for personal use.

Security: Corrine reported that 5 new cameras have been budgeted for and will be installed in June and that bids are being obtained for the gate electronics to be worked on later this year. Thanks to Jeff Gendron for coming up with a temporary fix to help keep the out going gate on its track. We are trying to keep gate safe and retrofitted as necessary. When we replace it, it will require issuing all new gate cards and possibly the key bobs, but don't know for sure. The time frame for this is sometime this summer. A question was asked about the safety of the gate and Corrine stated the gates will not work if the light beam is broken. Thanks to Kim Toevs for handling all the key card issuance and record keeping.

ARC: Kate Norman thanked people for turning in the requests for changes to their floating structures. Forms are located in the box on the outside of the office and on the website. In May of 2016 TITLE 28 (relating to floating homes) drastically changed what we can and cannot do to our homes. The rules are much stricter such as you cannot add more than 8" to your decks without getting a permit from the City of Portland. New requests should be turned in to Kate Norman or to the office. You can also submit to Kate via email. Richard Gottfried referenced that fact that our by-laws state that when a party does not agree with an ARC decision the party

may request a problem be taken to the general membership and a vote taken (with a quorum). The issue regarding Robin Smith's tender has been resolved the satisfaction of all parties.

Robin stated that the ARC procedures need to be formalized and clear; also what steps do we take if we do not get a response from ARC. It was mentioned that State case law says if you don't get a response within 30 days you can do what you want assuming you have complied with all City, County and State requirements (permits). Pam Burke stated that the City doesn't care about the 30 day rule if you are in violation of City codes (i.e. permits, etc.). Karla Devine said we needed to be mindful about setting a precedent here. Kim T suggested ARC and the Board work together to clarify ARC's parameters and procedures.

Victoria asked if Title 28 could be uploaded into our TDA website for reference; Kate responded she would have our webmaster upload a Link into Title 28 only, due to the size of the complete document. This will work fine.

Dredging: This committee is active. Our current Dredge Permit expires December 15, 2022. Soundings will be taken this summer to determine status and timeline.

Insurance: Thanks to Don Gire our actual insurance costs have been reduced.

Garden: Kim Toevs introduced a new committee. The board gave a go ahead to form a community garden. If you are interested please contact Kim at 503-421-5287. Once a committee has been formed they will propose where it should be located, how it will be managed and when and present the proposal to the Board.

WOOO: The Sheriff's Patrol often attends WOOO, and Kim Toevs spoke to the lieutenant privately as he departed the meeting. Juan Reyna's body has not been found yet. Lt. Shrake let Kim know that many drowning victims on the Columbia are not recovered. They did dredge along the bank after he disappeared. When the water slows and lowers in June, or possibly July, and they do their next group diver certification, they may come deploy the divers around the moorage to take another look. They usually use the diver certification process to search an area where a body has been missing. Meanwhile, we do not know if Juan's body is still in the vicinity of the moorage or has moved much further downstream. If anyone notices an unidentifiable odor as the water warms, or sees anything suspicious, please call 911.

Eva Huntsinger donated a blue spruce to the moorage in remembrance of Juan. It is planted in the grove at the southwest corner of the parking lot.

Tom thanked both Kim Toevs and Chelle Beck for volunteering to attend our neighborhood meetings of WOOO and Hi-Noon.

Social: Jane Gire announced the dates for the next progressive dinner and Oktoberfest. Our next progressive dinner will be August 5th beginning at 5:30 p.m. for Appetizers, 6:30 p.m. for main course, and 7:30 p.m. for dessert. Our hosts will be Jake Wilson and Chelle Beck, Doug Damm and Rose Miller and Corey and Heide Hawk. We usually have about 45 people attend. Our social functions are always open to both owners and renters in our moorage.

Oktober fest will be held September 23rd. As always it will be held at our landing. We will have a barge available; the same musician will be playing for us, and it will be a potluck.

Our annual moorage lighting event will take place the Sunday after Thanksgiving with a potluck at the Carlson's.

Another social function is the Tomahawk Island Yacht Club outings. Kirk Erickson chairs this function. A schedule is posted on the bulleting board. The next outing is scheduled for June 10.

Tom thanked Jane and Kirk for their work in putting together our social activities.

Parking Lot: Marco Fischer and Chelle Beck co-chair this committee. We seem to have developed a reasonable system for keeping our lot open to residents during peak times. The notices about the 2-car rule seem to be helping with this. Also residents with more than two cars have taken steps to comply. On the 4th of July we will have passes for residents. Please be sure to display these in your cars and on the dashboard. We want to encourage people to ask their guests to park in the outer lot. Be kind to your neighbors and ensure our residents can always find a place to park.

Resilience: Doug Damm is setting up CPR classes for emergency preparedness. Please call Doug at 503-730-9011.

Reserve: Mike Patterson is the chair of the Reserve Committee. We now have \$300 K in the Reserve Fund and we expect that amount up to 2022. We expect it to drop to 200K during 2023-2024 as we are looking at major maintenance on the east end pilings and dredging costs. Due to the foresight of those who helped set up our budget and reserve account we have been able to avoid high-cost assessments to our owners. Assessments to surrounding communities have been as high as \$100K per owner. Seventy-five dollars (\$75) of every moorage payment goes into the reserve account on a monthly basis. We also deposit an extra \$5 per slip into the reserve account on a quarterly basis.

Mike reiterated there is money \$4500 in the budget this year for tree maintenance.

Kate Norman explained the dredging process which includes dredging out a "borrow pit" which collects silt rather than it building up under our homes. When they do the soundings this summer they will see how this has handled the high water and strong current.

Financial Report: Thanks to Don Gire for keeping our insurance bill down. Our water bill is also under budget and taxes are okay. Tim Burke asked about the storm runoff fees. Tom indicated we can't do anything about these, but Vigor Marine is taking this to court. Our budget is on target. As decided last year there will be a \$5.00 per month increase in our moorage fees beginning July 1, 2017. Steve Weir said six months ago we paid off our loan on the moorage. We now own Tomahawk Floating Home Community "free and clear." Due to Steve's diligence when our waste management company changed he was able to negotiate a savings of \$300 per month.

Steve reminded us all that if we have changes or need a change made to the website we should send him an email rather than stopping him on the dock and requesting a change.

By-Laws and Rules and Regulations Clarification: Don Gire presented a handout explaining the changes shown were all voted for and approved over the last 18 years but never made a formal part of our documents. We will now proceed to add these to the appropriate sections as amendments.

Robin questioned renter screening in Article 6 as it pertains to definition of short-term rentals. She also asked when we could revisit the by-laws and make them more gender-neutral as they are sexist the way they are written. She volunteered to take on the job of re-wording to bring into compliance with socially acceptable terminology.

Announcements: Tom acknowledged our new owners Bill Bowling and Trudy Forbes who have moved into slip #350.

Richard Gottfried announced that the City of Portland is going to vote in the next several weeks on a measure to put a \$10 tax on all non-motorized water craft (i.e, paddle boards, canoes, kayaks).

Voting Results: Our new board members elected to serve for three years beginning July 1, 2017 are: Tom Puhl, Mike Patterson, and Karla Divine.

Adjournment: There being no further business the meeting was adjourned by President Tom Puhl.

Respectfully submitted,

Ginger Hall

Ginger Hall, Secretary
June 8, 2017

Attachment

Bylaw Clarification:

Suggested clarification of Bylaw Amendments that may not have been previously documented but are either in the Rules and Regs and/or common knowledge but with documentation "lost". New administrations, missing files and staff changes over the years appear to be the culprit.

- Bylaw 3, Administration, Meetings: Section 3, page 7: At the annual meeting 5/2000, it was carried that "The annual meeting of the Association shall be held on a date set by the Board." This eliminated original reference of "in February".
- Also, be it noted that reference to Members shall elect directors and officers was changed to "The Board shall elect". See Bylaw amendment, Article 5 dated 5/16/2010.
- Under Board of Directors, Art. 4, Section 12, Other Duties page 10 & 11, (i) improvements & additions, says that improvements of +\$5,000 takes a 51% vote of the membership. In 2000, by resolution, that amount was increased to \$10,000, but not formally documented. Also Article 8, a., Capital Improvements, Page 17, was also elevated to \$10,000.
- Article 5, Officers, Section 2 Election and Term of Officers, page 17. When the change was made 5/16/2000 to have the Board elect officers, documentation was missed that directed that "The officers of the Association shall be elected by the Board instead of "the members". Also timing of the officer election was to be "immediately after the annual meeting".
- Article 5, Page 13. Duties of Vice President are not mentioned. At an undocumented meeting in the past the duties were outlined as "As assigned by the president".
- Article 6, Section 1 b, page 14 should read: "b. Tender and swim floats are allowed only if their total depth of the floating home and attached floats do not exceed Sixty (60) Feet unless they were "grandfathered in" (during moorage purchase July 1999), or if any addition thereof interferes, intrudes or hinders navigation and or access in the clear water areas. The moorage of personal boats may protrude beyond the individual slip as long as it does not impede navigation or become a nuisance." This 60 foot and non-interference requirement is currently mentioned in the Rules and Regs and was a part of the voice vote inclusion July 1999 but documentation is missing (as a type) in the referenced Article.
- Article 6, Use Restrictions, Section 4, page 21 says that there shall be no leases or sub-leases without board approval and subject tenant screening. On 2/26/2000 a TDA Resident Guideline had outlined the Screening guidelines. However due to "right to rent" statutes in or about 2002, the Board eliminated tenant screening but it was not documented in a bylaws revision.

It is suggested that since all the above bylaw amendments can be attested to & were done in good faith but not fully documented, that they now be adopted by voice vote and then proper bylaw and website documentation occur as a clean-up amendment and be made part of the official bylaws.

Deg 5/7/17