

Draft Minutes of the Annual TDA Membership Meeting
Sunday, May 20, 2018
RIVER SHORE CLUBHOUSE 1501 NORTH HAYDEN ISLAND DRIVE

President Tom Puhl opened the annual meeting of TDA at 5:04 p.m. thanking all those present for attending. Membership registration and sign-in represented a quorum (36 households).

Membership Forum: Karla Divine gave a presentation on the status of floating homes. There are 3,000 licensed floating homes between Astoria and Portland. Normally there are 100 to 150 on the market. At present there are 42 active with 14 pending sales. Average price is \$300,000. Eight homes have sold in the last 30 days. Our neighbor hood (areas 141 and Bridgeton-142) have 32 of those actively on the market with 7 pending sales and 4 having been sold in the last 30 days.

There are two banks who are currently loaning on floating home: Banner Bank and Trailhead Credit Union. Banner has strict guidelines which require A+ credit plus an A+ home (which means no repairs are needed). In this instance you can secure a loan for up to 30 years. The float structure is the critical part and these are rated on a scale of 1 to 5. A new float will have a 5 rating and get a 30 year loan. A 4 rating can get 10-15 years.

There is a need for inventory. Average length on the market is 3 days-95 days. Moorage fees across the area are running \$900 to \$1100 per month. Island Cove's rates are \$750-\$1100. There are two empty slips available for homes. A point of interest to all of us is that these rates reflect leased slips and more importantly, since we own our moorage we have one of the lowest fees of all moorages.

Approval of 2017 Annual Meeting Minutes. Mike Patterson motioned to approve the minutes. Lee Nielsen seconded the motion. The minutes were unanimously approved.

President's Message: Tom Puhl thanked each of the board members (Lee Nielsen, Mike Patterson, Kim Toevs, Karla Divine, Mark Fischer and Ginger Hall) for their work. He also thanked all the committee chairs and the members of those committees for all they contribute. Further stating we are very fortunate to have an excellent volunteer base.

Tom talked about the "easy winter" we have had. He did advise that due to the high water and strong currents we have had two water rescues in front of our moorage. Our moorage residents have been quick to respond and rescues were swift and resulted in no serious injuries. This is due to the quick response of our neighbors. We were encouraged to be mindful of people on the river and if you see trouble continue to act quickly. When calling 911 it is important to give the **exact** location of the situation and when possible call neighbors down river from the accident to get immediate help. We are usually in a better position to provide immediate assistance as "we are here" whereas emergency personnel have to "get here from somewhere else."

Our exit gate has been repaired (it had been damaged by a garbage truck) and we have been fully reimbursed for the cost by Waste Management. Corinn Castro and Kim Toevs have been very active during the transition from the old gate system to the new and all seems to be working well.

Tom noted that our landscaping has fallen temporarily behind as Island Landscaping gave a 30-day notice and our committee has been active in vetting a new company to take over.

Tom welcomed our new members, Michael Murdter, Connie and Gregory Korn, and Mark and Teresa Lawwill who have waited patiently for their home to be finished and moved into the moorage.

TDA has filed an appeal with the City addressing the assessment of the storm water fees (rain tax) on our homes. TDA joined with 15 to 16 other moorages in this endeavor. Vigor Marine filed an appeal and won. If successful, we will be reimbursed a portion of the fees paid over the last three years but will still have to continue paying a portion as our uplands and parking lot do have a true storm water runoff. The cost per home is approximately \$9 per month. We have a big discount due to providing good maintenance to our storm drains. Robin Smith explained “impermeable surface” and went on to say that we are basically being “rain taxed” on our homes which are not defined as an impermeable surface. Shelia Kerg asked is we were paying money to attorneys for the process of appealing. Tom explained that we are riding on the coattails of Vigor Marine and do not have a cost outlay for the appeal process. He explained that he is getting good vibes from our City Council members as they look into this matter.

We have new changes to our recycling processes due to new tariffs. He asked that we be on the alert for new notifications regarding what is and isn't allowed to be recycled. Kim Toevs asked if there was a fee if we didn't comply. A fine can be levied if we are not in compliance. Steve Weir noted that we have a new 3-year contract with Waste Management. Dan Carlson interjected that he can now take all kinds of beverage bottles including individual sizes of energy drinks and fruit juice drinks. If you have questions about this please contact Dan.

Tom suggested we be a little more guarded as River Pirates are in our area and the homeless population on the Island is increasing.

Kate Norman thanked Tom for his years of service. The membership followed suite with a round of applause.

Financial Report: Karla Divine reported that we are ending our fiscal year on budget with all outstanding bills being paid. Operating expenses came in as budgeted (some lower, some higher but overall, on target). The new maintenance fee per household will increase by \$5.00 per month as agreed at last year's annual meeting. We have a \$75,000 CD that will mature in November. We bank at Bank of the West and our CPA is Anne Darrow. Anne is here on the 10th and can only prepare a deposit which includes moorage fees received by the 9th. Our fees are due on the **1st of each month. Please take necessary steps to assure their delivery to the office by the 9th.**

Reserve Report: Mike Patterson reiterated that forecasting for the reserve budget is a moving target. The printout (included in your packets) shows a negative in the year 2022. This is due to the scheduled dredging that may need to take place. East end pilings are scheduled for maintenance between July 2018 and June 2019. We have budgeted for new garage siding if needed. Any questions regarding the reserve projections should be directed to Mike Patterson. Dan Carlson asked about the walkway upgrades which are in the 5th year of an 8 year project. The next section is due to be done in August of 2018.

Committee Reports:

Beautification: Sue Johnson stated that our new landscaping company is BrightView and they will take over on June 1, 2018. She said the budget for this year is a little higher due to the purchase of Christmas lights for the west end.

Maintenance: RiverBank has completed the 4th leg of our 8-year upgrade to the west end walkway. The 5th will be completed in August of this year.

TDA did take care of the damaged cottonwood tree on the east end and the tree near the garbage area. We need some volunteers to help plant two new trees to replace those removed. The pine tree at the top of the ramp is dying and will eventually have to be replaced. The Spring Work Day brought out 30 to 35 people who helped replace ramp lights and landing lights, remove old wires, cleaned gutters and roofs and did fence repairs. Many thanks were given to all who helped with all the maintenance and upkeep duties.

Wy-Lee Burnett, Fire Marshall, passed our moorage with flying colors.

We have received the new bracket for the piling near the O'Connor's home. It will be installed in the next couple of weeks.

Kim Toevs asked for more volunteers to help with the task of completing our Honey Pot Die Testing. It takes three people to do the testing which is done on a Saturday or Sunday morning between 9 a.m. and 11 a.m. It only takes a couple of hours at a time. Most of the west end has been completed.

ARC: Please note that if you are doing any building on your home or float you need to run it by ARC. Debbie Menenberg also said we should be cognizant of plantings that obstruct our neighbors' views and if planning landscaping that could block a view it should be run by ARC. We are reminded to keep our decks and walkways clear and do not throw items in the river. They cause buildups that back up sediment, etc.

We were asked to be mindful of the things we place on the "free bench". These should be "useful" items, not trash and such things as box springs and mattresses. Also, the rule of thumb is that if your items are still on the free bench after **three days** you are responsible for removing them and disposing of them in a proper manner. Kate Norman thanked Tom Puhl, Russell Menenberg, and Dan Carlson for emptying the trash can at the top of the ramp and reminded us that we are not to use that can for dumping our household garbage. Household garbage goes in the dumpster.

Ginger Hall asked for a reiteration of the procedure on how to address an objection to plantings, structures, buildups etc on a neighbor's property when there has been no formal ARC request submitted. We are encouraged to first go to the property owner in question (neighbor to neighbor), then to your dock captain, and finally to Tom Puhl, President and ARC. Arc request forms are on the TDA website and there is a link to Title 28 which governs floating homes.

Sheila Kerg asked if we shouldn't try doing a river bottom cleanup. After some discussion it was determined this would be a daunting project and probably cost prohibitive.

Dredging: Our permit is good through December 15, 2022. The last window for dredging will be October to December of 2022. It is hoped that the high water and fast current will help clean out the "borrow pit."

Social: Jane Gire thanked all those who attend the winter progressive dinner (about 50 people). The next progressive dinner will be August 18, 2018 with appetizers at Linda Heck's, main course at Kirk and Ruth Erickson's, and desert at Sheila Kerg's. October fest will be September 22, 2018.

Jane also said we have 14 green carts, 4 big black carts and 2 baby carts. She thanked everyone for parking the carts correctly on the landing.

The Christmas Ship Parade will start early this year. We will post a bulletin with the schedule on the bulleting board and on the web site.

There will be a yacht club event July 15 & 16 at Coon Island. More information will be forthcoming.

Parking Lot: Marco Fischer reminded us that summer and special occasions are when parking becomes a problem. Please be cognizant of our 2-car rule and ask your visitors to park outside our gated lot. We will have security on the 4th of July. A picture of two vehicles, a Volvo and a Toyota (seemingly abandoned) were shown. Anyone knowing who these belong to are asked to contact Marco. Russell Menenberg suggested a fee be levied and have vehicles towed. Tom stated we have to do “due diligence” in identifying seemingly abandoned vehicle and contacting owners. Other points of discussion concerning our parking area included identification stickers (Steve Healy); additional lighting (request sent to Marco); and motion lights near our fences (Sheila Kerg). Pam Burke stated that people have mentioned feeling unsafe in the pet area beyond our fenced in area. Debbie Menenberg asked people to be alert and not throw trash and cigarette butts in the parking area. A fire began smoldering in the bark dust last week and due to due diligence on Russell’s part, the fire was put out. Thank you Russell. Karla Divine mentioned the updating of vehicle information sheets. These were in your packets. Any updates should be sent to Ginger Hall or put in the office mail box at this time. Tom closed the discussion by updating us on the new LED lights on the ends of the garages. You are reminded to **not** keep valuables in your car and do lock your doors.

Security: Per Corinn all the electronics on the gates have been updated. Any problems should be brought to her attention. Kim Toevs thanked Corinn for all the hours she spent on this update. Metro Overhead Door has been really responsive in helping to iron out the problems associated with this update. Tom thanked both Corinn Castro and Kim Toevs for all their work.

Emergency Preparedness and Safety: This committee was formally called the Resilience Committee. Tom O’Connor said we need several more volunteers for this committee. For safety first and in order not to put pressure on neighbors who are prepared for a catastrophic event it is suggested household have a 2-week supply of food and water (1 gal per person, per day of water). Be prepared. A good website for information is HaydenIslandNet.com. CPR classes can be scheduled. If you are interested contact Doug Damm.

Several safety items Tom brought to our attention include: 1) put house number on river side of home; 2) have a life ring attached to a throw line available and within easy reach; 3) if you connect your boat to shore power be sure you and your guests are aware that there could be electrical current in the water; 4) develop good judgment regarding your guests’ awareness of safety issues in the moorage. The do not live here and are not aware of all the issues that could be a deterrent to their safety. When reporting an emergency be sure to give clear directions and information and also update the fire department (911) once emergency has been handled should it be resolved before they arrive.

Community Garden: Garden is planted on the east uplands. The group is open to anyone wanting to share in the cost and tasks of maintaining a growing garden. If you are interested please contact Kim Toevs.

Pet: Pam Burke stated there have been fewer complaints and the committee is under budget. This committee also needs a couple of volunteers. There is a new pet door and lock going to the pet area. Reminder to every pet owner: please vaccinate and neuter your pets, do not leave them in your vehicle unattended, and do clean up after them. Earlier in the meeting Dan Carlson reminded members to make their visitors cognizant of the high water and fast current and to keep an eye on their pets. Should a pet fall in the water under present conditions they will probably be lost.

VOTING: The membership voted 36 to 0 to approve the 2018-2019 budget.

There being no further business Lee Nielsen motioned to adjourn and Mike Patterson seconded the motion. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Ginger Hall, TDA Secretary