

Minutes of the Annual TDA Membership Meeting

Sunday, May 19, 2019

at the South Shore Club House of the Hayden Island Manufactured Home Community

Don Gire began our meeting at 5:00 p.m. with a presentation on the history of Hayden Island and our process in purchasing our moorage. Information on this can be found by going to tomahawkdestiny.com, click on Resource Center, then Notices and Newsletters, then TDA. Thank you, Don, for reminding us of how we got to where we are today and for letting our newcomers get a feel for our community. One of the advantages Don pointed out was our low maintenance fees which when we purchased our moorage ran for some as much as \$792/month (back in 1998). Today our fees are \$310 per month with \$75 to \$80 (per home) of that going into our Reserve Account. As Don pointed out it takes about \$200 thousand a year to run our moorage and to keep it in excellent shape—always improving due to diligent planning and reserves.

Tom asked Ginger if we met our quorum and she stated yes.

MEMBERSHIP FORUM:

Tom Puhl, President, introduced Jim Howell, retired architect and highway engineer, who walked us through the logic (with slides) Hi-Noon's draft resolution regarding an approach to I-5 bridge construction over the Columbia River. This approach is called Common Sense Alternative II and shows the construct of a new 8-lane I-5 drawbridge; the repurpose of the existing Interstate Bridge, the building of an additional North Harbor Bridge and the modification of the BNSF Railroad Bridge. Several of the points concern using the existing bridge for local traffic only which would include transit, bikes and pedestrian access; a means to get on and off the island without getting on the main I-5 freeway. The Common-Sense II coalition has dedicated 35 million dollars to addressing the concerns of the residents and businesses of Hayden Island to committees and working with ODOT and WASHDOT to develop strategies from the outset. If members have questions, they can send them to Jim Howell at jimhowell89@hotmail.com.

Karla Divine gave a great presentation on the current status of the floating home market stating that the current market was rather flat in this area as prices for floating homes in our moorage is typically above the \$300K price range. Karla provided handouts on Purchase and Refinance Options; News and Views on the floating home market; and obtaining a Home Equity Line of Credit for home improvements to paying off bills. There are now 3 sources for floating home loans. For more information contact Karla at Karla@karladivine.com.

Karla reported that the River Community Advisory Committee is changing guard. As reported in previous minutes there is a lot of work going on in clarifying what does and does not need permits to stay in compliance with Title 28. General rule of thumb is that

you can do 50% improvement with like to like without a permit. Float construction or repair is being looked at closely.

There are currently 4 floating homes in our moorage that are on the market. They range om price from \$350K to \$699K.

APPROVAL OF 2018 Annual Meeting Minutes: Tom called for a motion to approve the 2018 Annual Meeting Minutes. **Karla Divine motioned to approve and Mike Patterson seconded. The members unanimously approved.**

PRESIDENT’S REPORT:

Tom thanked the existing board for their work this past year and noted that we have 4 board members, Kim Toevs, Lee Nielsen, Marco Fischer, and Ginger Hall, who have reached the end of their first terms. Three of these members have agreed to run for a second term. Tom explained that rotation on the board has gotten out of sync due to his coming in during 2016 to replace Don Gire mid-term. He was then elected to continue serving at the May 2018 annual meeting for a term to end in June 2020. In order to bring the rotation back into sync with two board members rotating off every year those elected this year will run as follows: two members elected will run for 2 years (through June 2021); and 2 will run for three years (through 2022).

Tom explained that we are a volunteer-based community with the upside being that we operate and maintain our moorage without paying a management and/or maintenance team and the downside is we need to keep asking for volunteers to step up. A big thanks to all those that continue to pitch in and keep our moorage strong and healthy. Tom thanked all current volunteers who have been serving on ARC these past three years. He expressed concern that we need the community to back up ARC. Tom is going to seek legal advice to see what options are available to us to put some **TEETH** into enforcing our rules and regulations where ARC is concerned.

A new committee has been formed called The Green Marina Floating Home Committee. This is a “feel good” committee entrusted with helping us to become a “green community.” In that regard, we are moving forward with our honey pot die testing along with looking at other items on the list that we can comply with to make ourselves as “Green” as possible.

Last year’s reserves held \$300 thousand and this year we are at \$350 thousand. Our budget and community are healthy. We had a windfall of over \$20 thousand due to the efforts of Vigor Marine and their fight with the City of Portland over storm water fees. Our refund paid our water/sewage bill for 6 months. We do not know what is in store down the road in this regard as the City’s Storm Water fee schedule is way out of whack but Nick Fish and his team are looking at making changes that are more equitable to everyone.

Tom welcomed our new comers Mary and Tom Gentry in slip #570 and Jeff Dahlman and Charles Cain who purchased slip #252. Nobbie Hill is a new renter in slip #252.

Tom asked for a moment of silence to honor those of our community who have passed this prior year: Lou Falconbury, David Viuhkola, and Bob Austin.

FINANCIAL UPDATE: Karla Divine thanked all those who worked on the Budget Committee and the Committee Chairs who really did an outstanding job in preparing their budgets for the coming fiscal year. We no longer will have a “slush fund”; all dollars in the budget are allocated to the various expenses. This coming year we expect to see substantial expenses with dock repairs and dredging. The only real WOW this past fiscal year was an unanticipated \$20,000 rise in property taxes. We were underbudget some in the Beautification area due to having to hire a new landscape company mid-year. Karla also gave a shout out to this committee who has been responsible for spearheading the work done to keep our community green and beautiful. Thank you, Beautification Committee, and all you who participated in this effort.

RESERVE ACCOUNT: Mike Patterson indicated we have several big-ticket items coming up but we have several years to work on these. It’s possible the Reserve Account could be depleted in 2021. Dredging is one of the major big spending items followed by east end piling, of which a couple failed catastrophically this past winter; the planned improvement on the west end dock; and unexpected drain work in the parking lot.

When the 20-year Regenesis Project was done it suggested things to look at beyond the normal maintenance. Some of these items are coming up. We need to look at which are major improvements and unexpected repairs.

ELECTIONS:

Tom asked for nominations from the floor for both the Board and ARC. Karla Divine strongly urged the community to step up and take an active part in running our moorage. Gary Velikanje nominated Tim Burk for the Board. Tim graciously agreed to run. Thank you, Tim. Ballots were then passed to the Ballot Committee for tallying.

COMMITTEE REPORTS:

ARC: Kate Norman said this is a hard committee to work on because when things go awry the committee has no teeth to enforce, rules and, there are no consequences for ignoring our CC&Rs. Kate volunteered her continued service on this Committee as the newly elected members take the helm. She mentioned that one of the problems facing us is the multiple changes to Title 28. Our rules need to be followed, but the community needs to realize that Title 28 imposes additional rules that go beyond what we cover in our CC&R’s.

Kate indicated that last year was quiet. We had some long-term projects that were completed. The Lawwills were finally able to move their home in at the bottom of the ramp and a new home at slip #252 was moved in. Slip #252 did require a remedy as the home and float exceeded our length limit but the owners promptly made the necessary

adjustments. Kate stated the importance of ARC following the rules and making sure our community does the same.

Beautification: Jane told us that our Beautification Chairwoman was moving to Indiana. They will be looking for a new chair person. Mary Gentry has volunteered for the committee. Jane asked that if anyone has any plants they no longer need or want to get rid of to send them her way and she will get them into the moorage grounds.

Social: August 17th, 2019 is the date for the next Progressive Dinner. Victoria Grace will host for the appetizers; Ken Brinkley for the entrees; and Mark and Teresa Lawwill for the desserts. Oktoberfest will be held September 28, 2019. Ron Hughes, our favorite musician has already been booked.

Dredge Committee: Kate Norman reported that the Dredge Committee had applied for an Emergency Dredge Permit. The Department of State Lands (DSL), with reluctance, gave us approval for a very limited amount of removal with an even more limited work window; the expiration was April 25th.

At the same time, we are applying for the CORPS portion of the emergency permit, which is comprised of several departments with multiple requirements and different expiration dates. Not all of these entities were able to complete their processes by April 25th and DSL was solid on their expiration date with no extensions.

The dredge committee was back to operating under the approval and regulations of an up-land disposal site that is no longer available to us. Our permits need to be updated for an in-water disposal request with the required up-land disposal proposal.

These permits are very involved requiring technical knowledge and language for both the completion of the permits and communicating to the contractors that complete the permit requirements. Although we have been able to meet the permitting requirements up until now, we will need professional assistance moving forward.

These State agencies have been very gracious in accepting our submittals as of today. However, it has been strongly suggested by these same agencies that we hire a consultant to navigate their waters of Bureaucracy.

Questions posed by the membership were:

Robin Smith asked what the cost of a consultant might be. At this point we do not know. We will be interviewing consultants to determine the best fit.

Sheila Kerg asked how the new costs compare to the past. We are unable to do a comparison at this time since we need to determine what type of dredge we will be approved for. We spent \$200,000 on our past dredge using the upland disposal system and coordinating our efforts with Columbia Crossings. We no longer have access to those uplands for disposal, which is why we need to resubmit our permit request. In water disposal is the ideal situation and has the least costs. If not approved for in-water disposal

we would need to barge our dredging material to an upland location, which would be a huge expense. Our plan is to collaborate, again, with Columbia Crossings to help offset the costs, provided we can be approved for in-water disposal. It was also asked, “if we owned Nebraska would our upland disposal be good?” Short answer is yes. There are still costs in preparing the land for disposal but less expensive than barging it somewhere else.

Emergency Preparedness and Safety: Tom O’Connor said Kim Toevs is now co-chair of this committee. Tom stressed that it is important to have house numbers visible from the water, preferable reflective for night vision. Sheila Kerg thanked Jane Gire for ensuring the fire lane at the west side of the ramp was kept clear. Thanks to our maintenance volunteers this lane is now clearly marked. Tom indicated we need to update life rings and throw outs, preferable having more of these available throughout the moorage. We also need to have more ladders available for people to exit the water when needed. Another project is getting signs posted stating “No Swimming, Electrical Current”. He reiterated that each household should have food and water for 2 weeks. That means 14 gallons of water on hand. He also asked that we remind/inform our guests as to the dangers of swimming in the water, the need for life jackets, being careful when partying. Jane Gire said to also pay attention to pets.

Hi-Noon: We still need volunteers for attending the Hi-Noon meetings. A copy of their monthly agenda along with the address, date, and time will be posted each month on the bulletin board. If you are interested please contact Tom Puhl.

Insurance: Per Don Gire, we have never had a claim.

Maintenance: The state of our moorage is good but to keep it that way, we need lots of help. If you see something that needs to be fixed email one of our Dock Captains with the repair and where it is located. Items on our “TO DO” list include: painting the garages; replacing two trees in the parking area; leveling the east-side walkway; and new LED parking lot lighting.

Parking Lot: Marco Fischer reported there are two big items to be addressed: one, is the drainage issue diagnostics. We will be bringing in a contractor in July to take care of this. Two, we plan to reseal and repaint the parking area possibly adding a couple of extra spaces.

Pets: Pam Burk encouraged everyone to continue doing what they are doing. There haven’t been any complaints. She would like to offer her services in making a directory of pets so we can track a pet if it is lost. She asked that you send her a picture of your pet, the pet’s name, breed and any other pertinent information about the pet. She will compile a listing as a reference.

Security: Corinn Castro reported there have been a few small issues which have been taken care of. If you encounter a problem please advise Corinn Castro, Mike Patterson, or Tom Puhl. One of our camera cables went belly up but we are holding off for now. She stated the best security is **to lock your doors and do not leave valuables in**

your car and don't just let anyone in through the gate. Make sure they have a legitimate reason for being here. She indicated we have a much better system now for monitoring gate keys and fobs.

WOOO: Dan Carlson reported that a main concern of WOOO is the dredging of North Portland Harbor. Two applications have been submitted to the River Advisory Council by WOOO. Dan has volunteered to continue with this organization.

VOTING RESULTS:

The following people were voted to serve on the Board: Tim Burke, Marco Fischer, Lee Nielsen and Ginger Hall. Those elected to ARC are Del Nordquist, Robin Smith, and Michael Murdter.

The budget was approved by a margin of 41-1.

There being no further business Tom thanked everyone for attending. **Lee Nielsen motioned to adjourn the meeting. Karla Divine seconded the motion. The motion was approved.**

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Ginger Hall

Ginger Hall, TDA Secretary