

Minutes of the Regular TDA Board Meeting
June 22, 2020, Via ZOOM Format due to the Coronavirus

The meeting was called to order by President Tom Puhl at 7:20 p.m. A quorum was present by the attendance of Board Members Tom Puhl, Karla Divine, Ginger Hall, Marco Fischer, Mike Patterson, Lee Nielsen, and Tim Burke. Residents Robin Smith, Victoria Grace, Steve Weir, Robin Rogers, Kate Norman, Rick Caral were also present.

Approval of Minutes: Karla Divine motioned to approve the May 26, 2020 minutes and Mark Fischer seconded. The minutes were unanimously approved.

Membership Forum: President Puhl explained that purpose of the monthly board meetings was to conduct monthly business for TDA and that the Membership Forum was to give resident members a chance to express concerns, ask questions, and/or to make suggestions. For this meeting we will hold the Membership Forum part of the meeting until after the Board had finished their business. The Board will then open up MF after old business and, if possible, respond. If the question or suggestion requires additional study prior to answering it will be tabled under new business for the next meeting.

Treasurer's Report: Our budget is on target with a total of \$556,582 in our bank accounts. There were no large or unusual expenditures during May and the interest earned for the fiscal year has been \$5,669. Total income received in May was \$25,363. We will soon have a new owner for slip #414 and a new renter is moving into slip #500.

A new reimbursement form is being developed and will be available July 1. Whether you are turning in a request for a personal reimbursement or turning in a receipt for a TDA credit card purchase you will be asked to complete this form which needs to include the line item expense code for the purchase. This will be found by going to the TDA website and looking at the Annual Budget.

Secretary: It was suggested that these minutes be put out in draft form to be included with the 2021 Annual Meeting packets and approved at that time since we would be recapping results of the election. After a comment from the membership during MF and agreement from some board members it was decided we would file a separate memo for the 2021 Annual Packet stating why we did not hold an annual meeting and therefore, had no annual meeting minutes to approve. Included in that memo will be a recap of the voting results.

Upon completing this meeting, the secretary will finish updating all pertinent documents and forms with new directors, officers, and committee members and provide them to the webmaster on a thumb drive so they can be put on the TDA website. Only those documents and forms used by our general population will be put on the website for all residents' use as needed. All documents and forms will also be transferred to the office computer. The new 2020-2021 HOA fee coupon is already on the website for residents' use.

WOOO: No report at this time from TDA membership. WOOO will not be holding meetings during July, August, and September. Meetings will resume in October. The normal venue will be Portland Yacht Club, 1241 NE Marine Drive, Portland OR 97211 at 12 noon.

HiNooN: Primary topic at HiNooN was the amount of crime on the island and the lack of law enforcement support. HiNooN is initiating a plan to provide private security for the island. They plan to approach HOAs, home owners, and business owners asking for contributions to support this endeavor. Currently, HiNooN meetings are being held on-line. **We could use your support in volunteering for attending these meetings via an on-line venue or in person once they go back to using a physical location for their meetings.**

COMMITTEE REPORTS:

ARC: Had one filing and approved the request.

Beautification: No report.

Maintenance: The dead tree at the top of the ramp has been removed and we will have a year to replace the tree. We are moving forward with the dock repair which is tentatively scheduled for late August.

Social: We are tentative planning a “Moorage Fest” the last Saturday in September (26th) unless prohibited by COVID 19 restrictions.

Parking Lot: River City will be doing the resurfacing and restriping on August 3rd. We still have to arrange for parking during this time but this will be arranged prior to the work being done and ample notice given to residents. The Parking Lot Committee is working with several ideas. One is to group all four handicap spaces together in the second row directly in front of the ramp area. This may allow for at least one additional space in the first row to the west of the ramp. They are working on refining the plans for restriping.

Pets: No report.

Security: No report.

Insurance: We are still awaiting additional information from our insurance agent. The Board will be updated when this is received.

Reserves: An outline of capital expenditures was in the Annual Meeting Packets. The Reserve Committee plans to keep us apprised of the progress of the projects and the capital expenditures as they arise.

Emergency Preparedness and Safety: No report.

Dredging: As stated last month our sediment testings have been approved for in-water disposal. However, we still need the approval of DSL and the COE. The permit process has been

completed and includes the piling projects. We are still on target for Fall piling projects and a November-December window for the dredge.

Community Garden: Lots of growth and good participation.

Green Committee: No committee at this time. We need to do a little more research on what this is going to entail. Still looking for volunteers.

Old Business:

- Mark's Marine is scheduled for late September, early October for the piling projects.
- Nebraska: No new update. They are to contact us with their overall site plan, etc.

Membership Forum: It was suggested we put up a suggestion box for residents to use to ensure their concerns, suggestions, etc. get placed on the agenda for the monthly board meeting.

NEW Business: President Puhl recapped the results of the Vote-by-Mail election which was in lieu of an election held at an annual meeting which had been cancelled due to the Covid 19 pandemic. There was more participation in voting than in the last 5 years. We received 51 ballots but could only count 48 as the others lacked quorum cards. The 2020-2021 budget passed 42 to 6; Article X By-Laws passed 41 to 4 with 3 abstaining; and the 2019 Annual Meeting Minutes passed 47 to 0 with one abstaining. New board members elected were Steve Weir, Kate Norman and Robin Rogers

On behalf of the Board, President Puhl thanked Mike Patterson for his service on the Board and all the work he had provided over the years on the Reserve Committee. He went on to thank Karla Divine for her great work as Treasurer and recapped his work on the Board for the last six years, the last four as President. All Board members thanked Tom Puhl for his tireless efforts on behalf of TDA.

President Puhl announced that going forward the new Board members are: Lee Nielsen, Tim Burke, Ginger Hall, Robin Rogers, Steve Weir, and Kate Norman.

- Sean Whalen is the new Harbor Master for our area. He and Tom Puhl did a walk through of our moorage and Mr. Whalen gave us 4 stars for the condition and provisions provided in our moorage. The only infractions, which were minor, were a couple of fire extinguishers were out of date and one stand-off chain needs a minor repair. No fines, no issues.
- We have an empty garage and due to the fact that the next person in line does not live here President Puhl will contact him to see if he will be moving in anytime soon. TDA's regulations require a resident live in the moorage 6 months out of the year.
- Steve shared some changes in the new guidelines for our accounting procedures. Our current CPA/Bookkeeping Service has not been performing as anticipated. Robin Rogers, our new Treasurer is a very qualified CPA and will take over the bookkeeping duties. New safeguards will be put in place. Ann Darrow will come in as an outside reviewer to

oversee our books on a periodic basis. By letting O'leary Services go we will be saving approximately \$8000 dollars a year.

Prior to adjournment, the newly elected Board nominated the following directors as Officers:

Ginger Hall nominated Robin Rogers as Treasurer. Mark Fischer seconded and the motion was approved unanimously.

Steve Weir nominated Lee Nielsen as Vice-President, seconded by Tim Burke and unanimously approved.

Lee Nielsen nominated Steve Weir as President and Mark Fischer seconded and the nomination was approved unanimously.

Steve Weir nominated Ginger Hall as Secretary, seconded by Lee Nielsen, and approved unanimously.

Adjournment: The next meeting of the Board will be July 27, 2020. Information relative to the meeting format will accompany the Agenda when it is posted.

There being no further business **Tim Burke moved to adjourn and Karla Divine seconded. Motion was approved and meeting adjourned at 8:25 p.m.**

Respectfully submitted,
Ginger Hall, TDA Secretary
06/30/2020