

TDA ANNUAL MEETING

June 13, 2021 @ 4:00 p.m.

Via ZOOM

The TDA Annual Meeting was called to order by president, Steve Weir at 4:06 p.m. Those in attendance were Jeff Gendron, Doug Damm, Bill Bowling, Tom Puhl, Tom O'Connor, Steve Healy, Connie Korn, Karla Divine, Ruth Falconbury, Don Gire, Bill Mascott, Mark Lawwill, William Danielson, Corinn Castro, Cindy McDonald, Jane Gire, Michael Murdter, Liz and Mike Patterson, Carol Baker and Deborah Menenberg. Board members attending were Steve Weir, Ginger Hall, Mark Fischer, Tim Burke, Kate Norman, and Robin Rogers. For voting purposes, we received 47 quorum cards and votes which more than met the requirements for a quorum.

President's Message: It has been quite a year and our community came through strong. We have had great participation and input from community members. He thanked Karla Divine for putting up with him throughout this past year.

We have had a larger than usual turnaround with residents. Our new renters are Kyle Huebner & Elizabeth Lajeunesse in #580 (8/20), Steve & Gigi Bustin in #500 (6/20), Kenzie Wolf in #430 (4/20), Anakin Gire & Liz Coll in 474 (5/21), and Amy Cummings in #444 (6/21). New owners include David Gearing, #414 (6/20), Ruth Rosebery, #526 (8/20), Jack Weitzman, #156 (7/20), Glenn Orner, #534 (5/21), Tim Brands, #400 (4/21), Brandt & Kelly Monfort and family, #264 (6/21), and Jeff Sheadel & Tracy Gonia, #376 (6/21). Welcome to all of you, we hope you enjoy life on the river and in our community.

We are saddened to say goodbye to the following: Carolyn Dickey, John Niemiec & Renee Wolf, Maggie & Wade Goen, Tim & Laura Norton, Rebecca Hoffman, Larry & Sue Johnson, Leslie Austin, Terry New, Heath Britt, Dan & Sue Carlson, Kirk & Ruth Erickson, and sadly to Layne Lakefish who passed away.

We have accomplished a lot this past year: we completed stage 1 of our piling project on budget; we completed stage 3 of our west-end dock rebuild (a little over budget due to unexpected repair on one of the fingers); resurfaced and restriped the parking lot; completed a thorough clean out of the parking lot drains and made a good effort in planning for the dredge which was not completed due to bureaucracy.

Next year we plan to do an overhaul on garage maintenance, complete another stage on our piling project, explore electric charging stations (We will be establishing a committee to look at this.) and David Gearing will be looking at our By-Laws and Rules and Regulations to make sure we keep in compliance as we move into the electronic age of notifications and postings.

Treasurer's Report: We are coming in on budget as planned, in fact with a little more than planned. We currently have \$413K in Reserves and \$41K in the Operating Budget for a total of \$454K.

Effective July 1 our HOA fees will increase by \$10 per month. Budget "B" came in ahead of Budget "A" by 3 votes. This means the four homeowners who have been paying an extra one-quarter fee for their share of slip #384 will now be on par with all other homeowners in the moorage. The new HOA fee will be \$325 per month for all slip homeowners.

Reserve Account: Don Gire explained the reserve budget is "A 20-year plan" required by the State of Oregon for corporations such as ours to show we have a plan in place to keep our property and holdings in good shape. Don reviewed the printouts in the Annual Packets and explained that although our reserve account is low, we are

moving forward with planned maintenance on the docks and pilings by skipping a year for our west-end walkway rebuild. Our piling projects and west-end walkway should be completed by 2024. Our full scope dredge will take place during the November-December 2021 window. The dredge is done about every ten years. This year the cost is projected at \$250k. We expect an increase in this cost to be about 3 to 4 percent for the dredge by 2037.

All this is paid for through our HOA fees. \$180K goes into the operating budget and \$100K goes into the reserve budget. If you look at the chart in your Annual Packet, you will see that by 2030 we will begin an upward swing in our reserve budget barring anything catastrophic. What you need to remember is this is a plan **subject to change as needed maintenance issues arise**.

Membership Forum, Part 1: Ruth Falconbury suggested we put a moratorium on moving large houses into the bank side of our moorage due to the dredging problems. Steve suggested we take this up on a project basis as needed.

Secretary's Report: Great job in voting this year. We had 47 quorum cards and ballots returned (1 more set came in after the deadline) this year: the most since 2017. Budget "B" (\$10 increase) passed by 3 votes. Approval of the 2020 Annual Minutes passed. Bill Mascott and Mike Murdter are our new board members and Ken Brinkley was elected to the ARC.

Ginger thanked those people who have made her job a lot easier. Jane Gire for tracking down new vehicles in the parking lot and reporting them to me and thank you Corinn Castro for taking over the task of tracking and recording the Vehicle Registry. Trudy Forbes has volunteered to track the "paper" resident directory which is a job in itself. As soon as the secretary gets all the new information to her and she has time to update the directory, we will publish it on the website, and you can print off a copy to use. Bill Bowling and I are trying to set a time to sit down and go over the website listings/categories to finetune them, so they are more user friendly for our residents. Our aim is to have everything you need from reporting, registering, and gathering information easy to find. Thank you to Bill for being so responsive to our requests.

The refundable bottle recycling is no longer available as Dan and Susan Carlson have moved from the moorage to a condo. **(Note: Sheila Kerg has taken on this task and will be recycling the refundable bottles. Thank you, Sheila.)** Karla Divine supports any recycling measures we can take and recommended a company called Ridwell who comes every two weeks for a small fee. They will take all kinds of plastic like bubble wrap, plastic bags, dry cleaning bags, etc. You can find them on Google under Ridwell.

We received several comment cards and an email thanking board members for the great work they do. Jane Gire received a big "Thank You" from Bill Mascott for all her work.

Ginger has asked all board members and committee chairs to provide her with a job description to be included in a manual for the office and in manuals being prepared for board members. She thanked Carol Baker for providing her with a complete, detail-oriented job description when she left as secretary.

It has been a great help and invaluable. **Please try to get your job descriptions to Ginger by June 30.** This is important as we cannot assume we will always be available to train a replacement.

Our next board meeting will be June 28th when we say goodbye to outgoing members and welcome to our new members. We will also be electing officers for the 2021-2022 fiscal year.

Committee Reports:

Maintenance: Tom Puhl emphasized that maintenance is a co-op effort and gave a special Thanks to Doug Damm who goes out of his way and to all the volunteers who have given so time to keeping our moorage in good shape. We have had big and little projects throughout the year. The main troublesome water main problem appears to be finally solved and we have extra parts if such a break occurs again. We had a tree removed. We want to remind our residents that automatic garage door openers are the residents' responsibility and that the garage doors themselves are the moorage's responsibility. A plan is in progress to inspect the garage doors to ascertain any problems and avoid major repair costs. We have had a cooperative effort between us and Metro to keep our gates working. The mechanisms seem to be in much better working condition now.

We planned to give the garages a facelift with new paint this summer at around a cost of \$12K. However, we were able to secure a bid from a local painter for \$6-\$7K.

Beautification: Jane Gire thanked all her volunteers and gave a big thank you to Bill Mascott for distributing the many wheelbarrows full of bark dust. Great job, Bill. She also mentioned that Liz Coll, our resident "arborist in training" now has her toolbelt and is now our official "pruner".

At last count the moorage has 19 working carts with two additional carts waiting to be repaired.

Social: The Beach Party has been cancelled as too many of our residents would find it difficult to get to the area selected. Instead, with the lifting of many of the Covid restrictions and the fact that most of us have received the vaccinations we are going to hold a long awaited "**Progressive Dinner**" on **August 14**. Our hosts will be Gigi and Steve Bustin in #510 (appetizers), Jack Weitzman in #160 (dinner) and Sean & Jill McCarty, #280 (dessert). All residents are invited to attend.

Pets: Pet committee (party of one) is going well. We have a good supply of doggie bags. We have a lot of new dogs in the moorage. We appreciate all our owners for being so considerate of your neighbors. Thank you, Russell Menenberg, for taking this on.

Parking Lot: We had considered expanding the parking lot by the removal of one of the islands and restriping to gain a couple of spots. However, with all the turnover in residents of late it looks like some of our problems are being minimized. However, we want to ask residents to observe our guidelines and not park boat trailers in the lot, use your garage (if you have one) for your vehicle—not storage, and ask your guests to park in the visitor area (outside the gate) evenings and on weekends.

Security: Be sure to use the vehicle update form to register new cars and let us know when a vehicle is no longer being housed in the lot. There was a form in your annual packet and the form can also be found on the website under "FORMS".

Our new mailboxes are on site, but we are still waiting for the USPS to install **their** locks. Be sure to pick up your new keys from your resident/neighbor in charge of your block (your Key Master).

Just a reminder: 90% of crime incidents on/in our property are crimes of opportunity. Be sure to remove valuables from your vehicles and lock your doors. Get to know your neighbors, be alert, and watch for "tail gaters" when you are coming into the lot. Residents are responsible for letting their guests out of the parking lot.

Corinn thanked Doug Damm, Trudy Forbes, Bill Bowling, and Kate Norman for all the work they do in problem solving and providing services to our residents.

Security is a big issue for us, and Steve Weir thanked all the security team members for a job well done.

Dredge: Everything is in order for dredging in the November/December window except for the last test which is required by city agencies. This is done before and after the dredge. Permits are all in order and approved. Andrew Jansky was invaluable re navigating through all the agencies and requirements.

Old Business:

Alliance: the help of Tom Puhl we have been working with Columbia Crossings and Alliance to negotiate some changes. The project is called **The Prost**. It will be one building, 5-stories and F-shaped. They have agreed to fence the entire property, they have agreed to a 50' from the edge of the top of the bank, they've agreed to a couple of access gates from our property, so we have access to the back of our garages. Changes and easements are being negotiated. We will have access, in perpetuity, to give us use for doing in-water disposal of dredge remains. Right now, Columbia Crossings is trying to restore the property to its normal level by removing the old dredge remains. Property is still owned by Columbia Crossings. Alliance has started the process of applying for permits.

Hi-NooN is concerned about several issues such as a traffic study and an environmental study, but they do not have any plans in place to move in this direction. Community members also raised questions as to the traffic study and the problem of vehicle headlights shining into our east side homes from the parking lot.

We are concerned with the traffic in the area, particularly with the new business replacing the old Safeway store. We are going to have to take a "wait and see" position on the traffic issue. A big concern is the 4-way intersection in the area of the old Safeway and Chevron as it may become a real problem. Steve will raise the concern about the headlights causing a disturbance. Residents suggested a solid wall rather than a fence.

Membership Forum, Part 2: Connie Korn asked for clarification on who was retiring from the board and who was coming on as new members. Mark Fischer and Tim Burke are our retiring board members and replacing them are Michael Murdter and Bill Macott.

New Business: None.

Adjournment: Mark Fischer motioned to adjourn, and Kate Norman seconded. The motion passed and the meeting adjourned at 5:33 p.m.

Ginger Hall

TDA Secretary