

2022 TDA ANNUAL MEETING MINUTES

(FINAL)

Sunday, June 26, 2022, at 4:00 p.m. VIA ZOOM

The meeting was called to order by President Kate Norman at 4:06 p.m. Sunday, June 26, 2022. Those Board members in attendance were Kate Norman, Ginger Hall, Bill Mascott, Lee Nielsen and Michael Murdter. Association members attending were Jane and Don Gire, Tom Gentry, Victoria Grace, Marco Fischer and Corinn Castro, Liz Munnely and Mike Patterson, Pam and Tim Burke, Karla Divine, Mark Lawwill, Percy Wise, Kate and Jim Mattimore, Sean McCarthy, Deborah and Russell Menenberg, Joanne and Del Nordquist, Clare Higgins, Drew Laskey and Erin Fitzgerald, Tom Puhl, Ken and Kate Brinkley, Don Ellwein, and William Danielson.

SECRETARY: Our quorum was met with fifty-one quorum cards returned by mail or online. There were fifty-two ballots & quorum cards returned but one was not signed, and another came in after the deadline. The 2021-2022 Annual Meeting Minutes was 100% approved.

Ginger Hall thanked Bill Bowling for taking over the Directory updates; Marco, Corinn, and Jane for taking over tracking the vehicles in our lot and turning over the updates to Bill. These people took a big load off the secretary's shoulders. Thank you all. Another person who helps immensely is Victoria Grace who always does a beautiful job in preparing the candidate bios for our annual packets. She has also volunteered to become the chair of our Nominating Committee. At the last minute, the committee who was to count votes had unexpected appointments so a big thank you to Jill Brown and Kate Norman for helping with that task.

In the next week or two the Officers and Directors List, the Dock Captain list, and the Garage Waiting list will be updated and posted. Just a reminder, you can access all our forms on the TDA website, TomahawkDestiny.com and going to the FORMS tab. So, when you need to make a vehicle or personal information update or want to be on the garage waiting list, just go to the website, print off the form and put it in the office mail slot after filling it out. Thank you for the many updates you sent in with the ballots.

TREASURER: Bill Mascott opened by thanking Joanne Nordquist and Ginger Hall for everything they have done to help him. As of May 24th we have \$79,000 in the operating checking account with \$254,000 (rounded up) having been received through May 31, 2022. As of May 2022, our earned income from all sources is \$282,400 and everyone is paid up. The first of the treasurer's work is getting to know everyone and get them on track. Everyone that was reached out to, was gracious and got on the same page. Good news, everything looks good.

Kate Norman reported that Joanne Nordquist stepped into the Bookkeeper role when asked and her level of concern, care, and desire to do a job perfectly, gives us confidence in her ability to do this job. We are still retaining Anne Darrow to do our taxes.

COMMITTEE REPORTS:

Beautification: Jane Gire gave a huge thanks to all who showed up for both the Spring and Fall Workdays and thanks to Bill Mascott for providing the large stones to put a retaining wall around the rock area in the island next to the mailboxes. We no longer have river rock falling out all over the place. A thank you to Liz Coll for planting our little boat near the "exit" gate with drought resistant plants. We have a new landscaping company, the Diamond G Landscaping. Please let Jane know if you see something that needs attention. Kate Norman mentioned the lack of carts this past weekend. There were none to be found in the cart areas. A number were seen on porches and on finger walkways. She

reminded people to return carts and if someone wanted one of their own, there are a number of styles and places to obtain one. Jane said she had money in her 2021-2022 budget to purchase three more carts for the moorage. She was encouraged to do this.

Karla Divine reported that she had received three calls from prospective buyers about how nice our moorage looked when they visited. Thank you, Jane, and the Beautification Committee.

Community Garden: Thumbs up! Good.

Dredge: Kate Norman reported the Dredge was a complete success and expressed gratitude to Lee Neilsen and Tom Puhl and a special thanks to Tony Enders for his expertise in disconnecting and reconnecting all the electrical power to the houses so they could be moved.

Insurance: Don Gire reported that our insurance carrier is Hanover, a Boston major stock company, and our agent is Brown and Brown NW, a national insurance broker. John Scott is our agent. Our property is insured for four million dollars, and the infrastructure for three million dollars for a cost of \$28,000 for commercial general liability insurance. Victoria Grace wanted to know if all vendors who work for TDA and are paid by TDA are insured and bonded. The answer is yes.

Maintenance: Tom Puhl indicated we are in decent shape and that the Harbor Master, Sean Whalen, said if we were not the best moorage in the area, we are one of the best in maintaining our property. Tom thanked Doug Damm as he and Rose have move to land. Doug has been a willing and active volunteer in our moorage. Tom indicated we could use more volunteers for Maintenance and Dock Captains. There is a little work to be done on the ramp. He reminded us there is a **Suggestion Box** located at the office and if you see something that needs to be done or in need of repair, please let him know or drop a note in the box. This is being checked regularly. Victoria Grace wanted to know if the dolphin near Ken Brinkley's house was scheduled for repair. It is included in our reserve projects. Tom indicated we can take care of general maintenance or hire out if necessary. Dolphins and piles are a much bigger job requiring planning.

Thank you to Mike Patterson for patching our fence after a recent break in and thanks to Sheila Kerg for power washing the dumpster area and the ramp and the east-end walkway.

Parking Lot: Surface is good, for another 2 to 3 years and only normal maintenance was required to clean out the drainage pipes this past year. **Please watch out for the hose that is being stretched across the walkway (at times) above the ramp as we continue to water the plants.**

Welcoming: Don Gire welcomed new residents, Steve and Gigi Bustin, Clare Higgins, Drew Lasky and Erin Fitzgerald, and Xitalli Mondragon who has moved back into the moorage. He also welcomed our new renters, Briana Easley, Sam Majors (daughter of Mike and Liz) and Grayson Poe, Amy Cummins (daughter of Russel and Debbie) and Anakin Gire and Liz Coll (grandson of Don and Jane) and Chelle Beck and Jake Wilson (here for the third time). **Welcome to our Moorage.**

Pets: No update other than "FLYER" says he wants his dog run back!

Security: Nothing new since the report that went out with the Annual Packets. Corinn Castro did remind us to **lock our cars, and do not leave clickers, keys, or gate cards or packages in your car.**

Social: We are planning a "happy hour" on the landing on Sunday, July 17 at 5 p.m. We thought we would just spend time together and get reacquainted. Tom Gentry volunteered a salmon. Thank you, Tom. **NOTE: This has been cancelled due to Covid still lurking around us here in the moorage.**

Reserve: We have had to reset our priorities when it comes to the Reserve Plan as we are experiencing the worst inflation (8%) that we have seen in years. Our Reserve Plan is a 20-year look at what is going to wear out, the infrastructure, surfacing the parking lot, replacing garage doors, walkway replacement and pile replacement, etc., and estimate what those costs might be. Our original Reserve Plan was set up by Mike Patterson about 10 years ago. Over the next ten years Mike oversaw the plan and when he retired it was left to Don Gire and Tom Puhl to manage. Mike's expertise was sorely missed and when Tom and Don went to use the system, they realized the project was over their heads and were able to get the help of Steve Bustin to use the system appropriately and get the final numbers (projection costs).

In the past we budgeted repairs and replacements at a 3% inflation rate. After contacting our vendors and contractors we learned that we are approximately \$192,000 short when it comes to the walkway rebuild and the pile replacements. We currently have \$159,000 in our Reserve Account. Considering this we are bringing in a professional engineer to give us an expert opinion as to our infrastructure. We are postponing large projects during the 2022-2023 fiscal year and resetting the timelines on our already proposed maintenance. We also hope there may be a softening in prices of materials, etc. over the next year. During 2022-2023 we need to reevaluate where we are and educate ourselves, so we have a better knowledge on which to build and estimate our long-term replacement projects.

A question was raised as to whether we needed to reevaluate the height of the piles since the Corp of Engineers is going to raise the levy by five feet. There will be many variables at work when this project begins, and we anticipate the professional we are bringing in will be able to advise us appropriately.

Operating Budget: Bill Mascott indicated that our new moorage fee (the \$25 increase was approved by our voters) represents a 7.7% increase. We currently have \$230,500 (rounded up). Of that is \$201,100 in the Reserves and \$29,400 in the Operating budgets. We receive an average revenue of \$25,600 from HOA and garage fees. Looking at the pie chart there are three classifications that most of this money goes to: utilities, taxes, and insurance. Going forward: the previous year's budget (2021-2022), provided by Anne Darrow, was \$220,000. Fundamentally, we are tracking right now with our year-to-date at \$210,000. When we add in June, we will crest that number just a bit.

The Budget Committee put together two options: one a \$25 increase and the other a \$30 increase with garages remaining the same. With the \$25 increase we will see \$329,00 in revenue over the next fiscal year. HOA fees will be \$350.00, and garages will be \$115.00 per month. After meeting with committee chairs and analyzing what was spent last year, we estimate that expenditures will be \$251,000. To answer Mike Patterson's question about where the cost of the infrastructure survey by a professional engineer will come from, there is a \$12,500 category under miscellaneous expense that is exactly for that.

That leaves us \$78,400 to go to the reserve and the budget committee believes that will be higher because of a couple of swags with the budget (the \$12,500 and \$5,000 for accounting services. We may or may not have to use all that money. Whatever is not utilized will fall to the reserve. If all things remain constant over an 8-year period to get us to our 10-year number, we are looking at about \$94,000 needed for the reserve.

Member Tom Gentry asked about the \$25.00 increase and if that was the final decision or would there be a discussion. Bill Mascott let Tom know it is the final decision based on the majority voting for the \$25.00 increase. Tom then referred to rules under ORS 94.647 regarding voting. His view was that we did not follow these rules. Don Gire then pointed out that our By-Laws state that the Board will determine the budget. Tom then brought up that there was money on the table that we were not looking at and proceeded to suggest that our garage rent is under the normal renting fees, and we could ask for more. Board President, Kate

Norman, then stated that we are a non-profit corporation and that our garage rental fees are another source of revenue added to our yearly revenue and support the maintenance of the garages.

Election Results: Victoria provided a recap of the voting.

Since our 2021 Annual Meeting and this current Annual Meeting today, we've accepted the resignations of Treasurer Robin Rogers, and most recently, President Steve Weir. Both would have completed their terms on June 30, 2023.

Also ending their elected terms on June 30, 2022, will be VP Lee Nielsen and Secretary Ginger Hall. This created four TDA Board vacancies, and the recent election for our new Board members effective July 1st, are in.

The numbers were close, and to the four new Board members who've committed their time and talents to serve our community – thank you! The new Board members are in alphabetical order: BRANDT MONFORT, SLIP #264; DEL NORDQUIST, SLIP #214, SEAN MCCARTHY, SLIP #280, and TOM O'CONNOR, SLIP #130.

ALSO, we had one vacancy on ARC, and one candidate who stepped up to run for the position. We would like to welcome Percy Wise in Slip #124 to our Architectural Review Committee! Thank You!

Membership Forum: Kate Norman extended thanks to Ginger Hall and Lee Nielsen for their last six years of service. Lee was an invaluable resource on the Dredge Committee. He is going to remain on the committee. Ginger does more administratively for our community and will continue her services in a capacity other than as secretary. Del Nordquist is stepping down from the ARC and will be a liaison to that committee as he serves as a Board member. Thank you, Del, for your service on ARC. I want to thank Sean, Brandt, and Tom for stepping up to serve on our Board.

Kate Norman and Don Gire gave a great tribute to Steve Weir who stepped down as president. He has been an immense contributor to our community. He has worn many hats as treasurer, board member, and president. When he stepped up to be president in 2020, he never imagined the undertaking he was facing. The depth of his involvement with the Alliance Project is unmeasurable. It was a huge undertaking. He had to meet with corporate officials, attorneys, city managers, etc. to get property lines adjusted and easements filed. He was responsible for convincing Alliance to fence their entire property and to hire 24-hour security due to the increase in thefts in our area. He was also able to get them to adjust their outdoor lighting plans so as not to have lights shining down on our east-end homes. We have been extremely lucky to have had Steve as a member of our community. In addition to his service to Tomahawk, he has educated more women on the island in the art of sailing. He has been a leader in the Women's Sailing School for 15 years. We are all better because of knowing Steve. A round of applause was given to him.

Due to an amendment to our By-Laws, we no longer must hold a special meeting to elect new officers for the Board. The next Board meeting will be July 25th, 2022, at 7:00 p.m. At that time, the new Board will elect its officers for the coming year.

Before adjourning, Ginger gave one last plea for volunteers stating that we need to get our newer and our younger residents involved in our on-going committees saying that some of us are getting older and we need you younger people. The survey asking about skill sets is wonderful and will be helpful, but in the meantime, we need volunteers to step up.

Ginger Hall motioned to adjourn, and Lee Neilsen seconded, and the motion passed. The meeting adjourned at 6:03 p.m.

Ginger Hall

Acting TDA Secretary

7/4/22