

TDA Regular Monthly Board Meeting Minutes

APPROVED 03 /24/2025. KLD 04/28/2025

Monday, MARCH 24, 2025: 7:00pm

Meeting held on Zoom

Meeting called to order by President at 7:14 PM on Zoom.

Quorum present: Kate Norman, Tom O'Connor, Sean McCarthy, Bill Mascott, Peter Bairey. Karla Divine absent (but joined later), Brandt Monfort joined at 7:36PM

Forum Members present: Mike Patterson, Liz Munnely, Bill Bowling, Tom Puhl.

President Remarks: Thank you to Bill Bowling who made big contributions to the moorage by performing minor repairs in the office, doing major improvements on the website, creating the new committee reports format and subsequent posting on the website, and stepping in to the security needs on the gate etc. Thank you, Bill!!

Secretary Remarks:

Treasurer Report: Financial report is attached and available on the website. 2nd property tax statement has been paid. Orange highlights on the report indicate planned income transfers from the regular checking / operating account to the Reserve Account. Line item of \$13,248 is a transfer from Regular Checking to Reserve Account. The goal is to meet the budgeted amount and we are on track to meet that goal.

Committee Reports: These are published on the website. Nominating committee is still looking for members to serve on this ARC. Please let Karla or Tom Puhl know if you want to serve on the ARC or you know someone to suggest.

HI Noon: Victoria Grace is nominated and approved unanimously to be the TDA member representative to this community organization. Sean McCarthy moved to nominate her and Bill Mascott 2nded the motion.

Board voted to approve the new resident form adding a line that requires the member to acknowledge they have discussed the rules of the moorage with a prospective tenant. This effectively places the onus of responsibility for rental property and tenants' behavior on the member, with the attendant consequences on the member.

Rental Policy: The rental policy committee will submit a simple question to the members for a vote at the annual meeting: Do you (member) want to limit the number of rentals in the moorage or not. The outcome of this vote will determine whether the Board pursues this subject. The responsibility for the tenant and whether the member adheres to the city of Portland rental policies is totally the responsibility of the member.

Traffic Concerns on Tomahawk Island Dr (and Prose apartments). Context: potential hazard including increased potential for crashes involving pedestrians and vehicles. Speeding on Tomahawk Island Dr and the poorly designed access to the main street from the Prose parking lot. Jane Gire and Bill Bowling are working on gathering data and making a plan to affect some changes. Several suggestions were made including moving or eliminating the traffic island outside the Prose West exit; installing a crosswalk, collect data via traffic cam to use in a request to the city. Mike Patterson worked on the original plan with the city; he suggests going back to the city with data on number of cars making an illegal exit from the west exit to the Prose, near misses on pedestrians and other vehicles (the ones exiting TDA driveway). Letter writers to the city may be effective.

Karla Divine comments (recorded here but not at the meeting): petition the city to install a crosswalk with flicker lights; require that the west exit gate for the Prose be changed to entrance only with the exit gate being the one at the east end of the parking lot. Install tire spikes to encourage compliance. Kate Norman will follow up with Jane Gire regarding communication with the city. Peter Bairey will look into contacting the Prose management company and the building/permit department of the city.

ARC compliance issues: Two homes are discussed:

Safety Issues: President requests that the Board approve the creation of a sub quorum committee consisting of 3 board members and 2 ARC members to evaluate what our by-laws allow us to impact on this home, to speak with and establish the cooperative approach from the member to resolve the issues that were identified on the most recent ARC report and evaluation.

The Board members who will participate in the sub-quorum committee are Kate Norman, Peter Bairey, Bill Mascott. ARC will be notified and will contribute two members: (post meeting update): ARC participants are Percy Wise and Steven Bustin.

Construction Issues: Several Board members contributed. The owner of this home has not demonstrated a reliable ability to meet deadlines or complete projects on time. There is no clear plan from an independent general contractor that includes a timeline for work, completed permits and permit applications, etc, General Board consensus is that the floating home needs to be moved off site to build the home on the new float. The Board notes that the time delays, promises for completion and disruption related to the construction process is disrespectful to the volunteer Board which must continue to address this project during meetings and through constant follow up with the owner, neighbors and other moorage members who live in the moorage. It is not fair to the people who live here to continually be subjected to this ongoing, unfinished project. The project has been ongoing, unfinished for over two years. The scope of work needed to create a finished, livable home is greater than is fair to the moorage and the neighbors, impinging on the right to quiet enjoyment of the adjacent homes and also to the general disruption of a construction project. Tom O'Connor agreed to work on a communication to the member, clarifying the Board position, for the Board to review.

BUDGET: A long discussion ensued regarding various options for funding the operational budget. A much larger contribution is required on-going to fund the Reserve Budget which has been historically underfunded. The Reserve Committee successfully updated and brought current the Regensis Report which forecasts future repairs / replacements/ dredge for the moorage through 2044. This Regensis Report is 50 pages long and can be accessed on the website. A summary version is also on the website and is also attached to this report. The budgeting process is lengthy and arduous, and the committee will strive to begin this process earlier in the fiscal year for 2026-27. Several Budget options were discussed included a "Big Jump" option and a more gradual option. The Board discussed and approved the more gradual option Budget for 2025-26 which calls for a \$30 a month increase in dues and an increase of \$20 a month increase in garage rent. Sean McCarthy moved to adopt this budget; Peter Bairey made the second. Kate Norman, Bill Bairey, Bill Mascott, Tom O'Connor, Sean McCarthy and Brandt Monfort voted to approve this budget; Karla Divine voted against approving it. **The motion passed and this budget will be presented to the membership at the annual meeting.**

Next BOD meeting will be on Monday April 28, 2025, at 7:00 PM. Location to be announced.

9:44 PM Motion to adjourn by Peter Bairey, Second by Bill Mascott.

Attachments:

Treasurer Report given at the March 2025 meeting

Summary of the Reserve Report (the 50 page Regensis analysis is on the website)

Committee Reports (new format: February & March combined)

2024-25 P8 Expense, Cash & Reserve Position:

February 28th 2025

Expenses

Category	Budget	February MTD	YTD
Income	(375,930)	(31,737)	251,354
Category	Budget	February	Annual YTD
Maintenance & Repair	24,760	1,186	11,812
Taxes	85,000	28,588	57,326
Utilities	106,600	8,084	67,951
Insurance	36,000	-	37,016
Professional Fees	5,600	-	1,425
Other Expenses	8,978	1,079	4,524
Total Expense B/R	266,938	38,937	180,054

Other Expenses	Budget	MTD	YTD
Security	1,000	-	992
Pet Committee	50	-	109
Internet/Website	1,700	316	1,195
EPIC	1,700	-	187
Office Expenses	2,000	228	1,095
License & Fees	250	160	571
Misc Expense	1,778	-	-
Publications	-	125	125
Meals & Entertainment	-	-	-
Annual Meeting	500	250	250
Total Other Exp.	8,978	1,079	4,524

Large or Unusual Expenses			
Description		MTD	YTD
Property Tax Payment #2 of 3		28,588	57,326

Cash

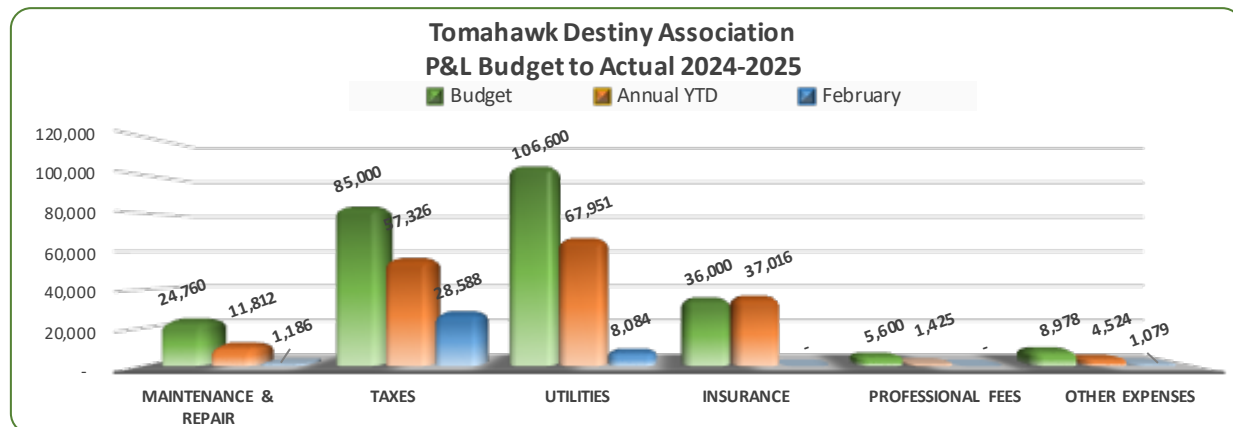
Key Bank - Checking	\$	11,309.60
Key Bank - Reserve	\$	113,217.90
4.18% Feb Interest MMDA	\$	317.73
	\$	124,527.50

2024-25 YTD Reserve Activity Summary

Starting Balance	\$	302,668.00
Transfer Activity		
7/2/24, Riverbank #1 West End	\$	(64,293.75)
8/16/24, Riverbank #2 West End	\$	(11,000.00)
8/16/24, Metro - Gate Project	\$	(67,734.00)
9/3/24 Checking to Reserve: Income	\$	30,000.00
9/18/24, Riverbank #3 West End	\$	(30,218.75)
11/1/24, Riverbank #4 West End	\$	(30,218.75)
12/19/24, Q2 C'king to Res; Income	\$	26,000.00
12/19/24, Security Camera Project	\$	(31,768.00)
12/20/24, Drain Pipe Repair	\$	(38,322.00)
2/18/25, C'king to Res; Correction	\$	1,890.00
2/24/25, Q3-1 C'king to Res; Income	\$	13,248.00
Income to Reserve Goal:	\$	108,992.00
Reserve Interest Income YTD:	\$	3,654.55
Total FY Reserve Project Expenditures	\$	(275,445.25)

Notes:

\$69,248 income to Reserve through February, \$39,744 to go



TDA Monthly Committee Reports Summary

Reporting Period: February – March 2025

Web / Social Media Committee

Report Date: March 19, 2025

Submitted By: Bill Bowling

TDA Webmaster Report (March 3 – March 19, 2025)

Website & Directory Updates:

- Updated Vehicle Registry with Slip 222 vehicles.
- Updated Community Garden Committee contacts.
- Added new resident contact for Slip 430.
- Removed TIYC email distribution list per the Commodore's request.
- Updated committee directories, including:
 - **Beautification Committee:** Jane Gire (Chair), Members: Kate Brinkley, Joan Flora, Thea Hosford, Teresa Lawwill, Liz Coll, Clare Higgins, Stephanie Bairey.
 - **Social Committee:** Removed Kelly Monfort.
 - **Community Garden Committee:** Deleted (now operates on Facebook).
 - **Board & Treasurer Updates:** Updated Tom O'Connor's role.
 - **PGV Committee:** Added Tom O'Connor (Board Liaison), Robin Smith & Mike Duncan (Co-Chairs), John Gire, Jeff Gendron, Jill Brown (Members at Large).
 - **Parking Lot Upland Committee:** Deleted.
 - **Hi-Noon:** Marked as vacant.
 - **Reserve Committee:** Members updated to Mike Patterson, Peter Bairey, Tom O'Connor, and Kate Norman (Board Liaison).
 - **Welcome Committee:** Removed Don Gire, leaving Kelly Monfort.
 - **WOO Committee:** Don and Jane Gire remain.

- **Volunteer / Service Hours Tracking:** Managed by Karla Divine, Steph Bairey, Gigi Bustin, Tom Gentry.
- **Dredge Committee:** Members updated to Kate Norman and Lee Neilson.
- **Nominating Committee:** Karla Divine and Tom Puhl added.
- **Bylaws Committee:** Karla Divine (Board Liaison).

Board Meeting & Document Management:

- Removed January Draft Minutes, added January Approved Minutes.
- Added February Draft Minutes (including bylaw amendments).

Technical Fixes & Communications:

- Fixed hyperlink issues on forms to ensure they open in the current window.
- Identified forms that need reloading to prevent pop-up window issues.
- Blocked an inappropriate TDA Facebook post.
- Sent TDA Board & Committee email to test reply-to issues.

Office & Equipment Updates:

- Installed a new key box in the office.

Upcoming Tasks:

- Continue refining website features and form functionality.
- Monitor email communication issues and work with Front Steps support.
- Assist in compiling future committee reports.

EPIC Committee

Report Date: March 9, 2025

Submitted By: Joan Flora

- **New Member:** Welcomed Mike Duncan to the committee.
- **Transition:** Eva Huntsinger moving to an advisory role.

- **AED Update:** Purchased refurbished Zoll Plus AED for \$825 with a four-year warranty, to be installed near the TDA office.
- **Future Purchases:** Planning to acquire a large-item trauma emergency kit.
- **Inspections Completed:** Huser Fire Extinguisher, Columbia Cross Connection.
- **Upcoming Reports:** City of Portland Harbormaster Inspection (June 2025), Red Hawk Fire Protection (July 2024).

Pet Committee

Report Date: March 19, 2025
Submitted By: Kelly Monfort

- Nothing to report.

Welcome Committee

Report Date: March 19, 2025
Submitted By: Kelly Monfort

- Expecting a new renter in #376 on April 2, 2025. More updates to come in April.

ARC Committee

Report Date: February 23, 2025
Submitted By: Elizabeth Munnely
Committee Chairs: Steve Bustin & Percy Wise

- No report text provided.

Nominations Committee

Report Date: March 7, 2025
Submitted By: Karla Divine

- Still seeking at least two candidates for ARC and the Board of Directors.
- Three positions open on the Board of Directors and two on ARC.

Reserve Committee

Report Date: March 7, 2025

Submitted By: Mike Patterson

- Still awaiting a report from Regenesiis.

Beautification Committee

Report Date: March 24, 2025

Submitted By: Jane Gire

- **Spring Cleanup:** Scheduled for Saturday, April 19.
- **Dumpster Available:** April 18-21.
- **Landscaping:** Planting bark dust. Flyers will be distributed.

PGV Committee

Report Date: March 21, 2025

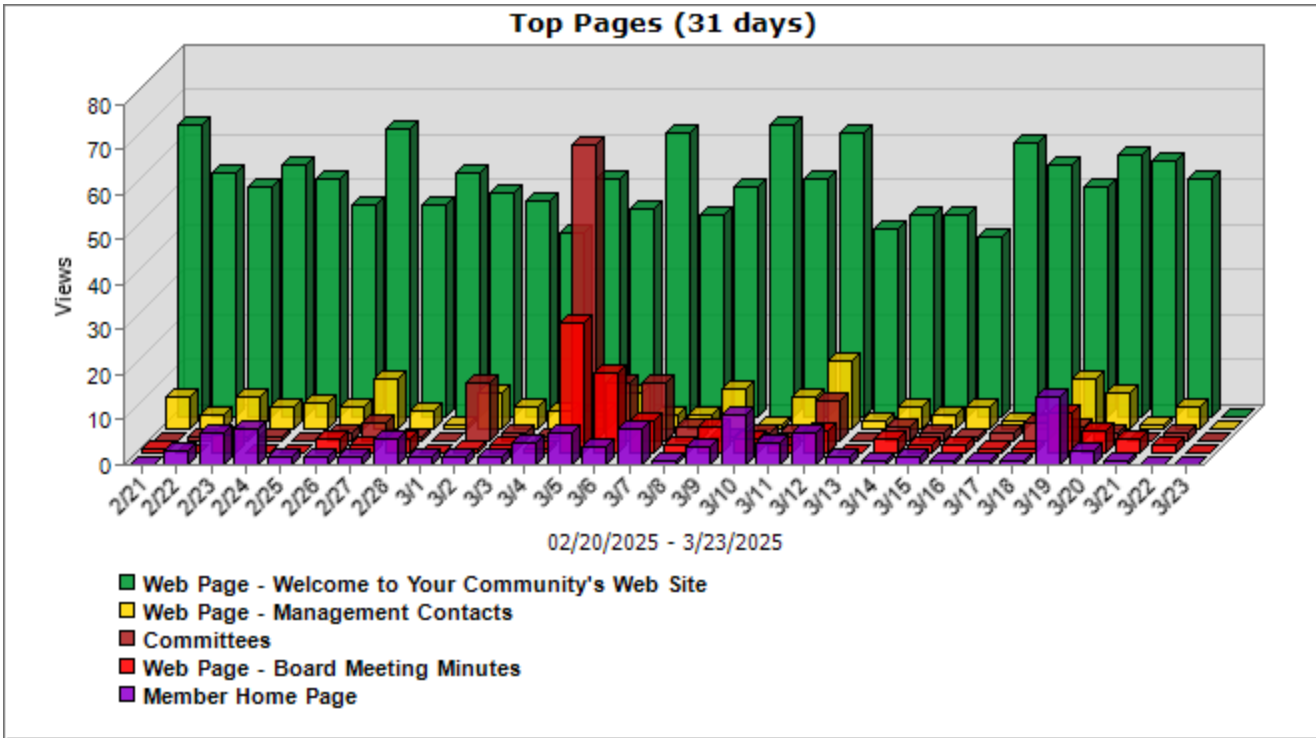
Submitted By: Robin Smith & Mike Duncan

- **Meeting Held:** March 29.
- **Committee Members:** Robin Smith (Co-chair), Mike Duncan (Co-chair), Jane Gire, Jill Brown, Jeff Gendron (excused).
- **Board Liaison:** Tom O'Connor.
- **Discussion Topics:** Reviewed applicable rules and bylaws.
- **Next Steps:** Cleaning up the current garage waiting list to remove ineligible names. Updated list to be provided after the next meeting on March 27.

Site Usage Report
Tomahawk Destiny Association

Date Range: 2/1/2025 - 3/23/2025

Sunday 3/23/2025 9:57:34 PM



Site Usage Summary Help ?

The Site Usage Summary displays several measures to help track the reach and effectiveness of your site. To view a breakdown of a particular measure, click on the corresponding detail link.

* The graphs in the detail sections will display a maximum of thirty days.

Visits		↓
Visits	Visits	1704
	Average per Day	33
Page Views		↓
Page Views	Page Views	2406
	Average per Day	47
Top Pages		↓
Top Pages	1) Web Page - Welcome to Your Community's Web Site	
	2) Web Page - Management Contacts	
	3) Committees	
	4) Web Page - Board Meeting Minutes	
	5) Member Home Page	
Top Referring Sites		↓
Top Referring Sites	1) 173.242.31.11	
	2) tomahawkdestiny.com	
	3) tomahawkfloatinghomes.com	
	4) www.google.com	
	5) www.tomahawkdestiny.com	
Top Search Engine Phrases		↓
Top Search Engine Phrases		

Current Account Activation Status

Accounts Currently Activated	Members	64
	Contacts	93
Accounts Not Activated	Members	8
	Contacts	51

Disk Space and Bandwidth Usage

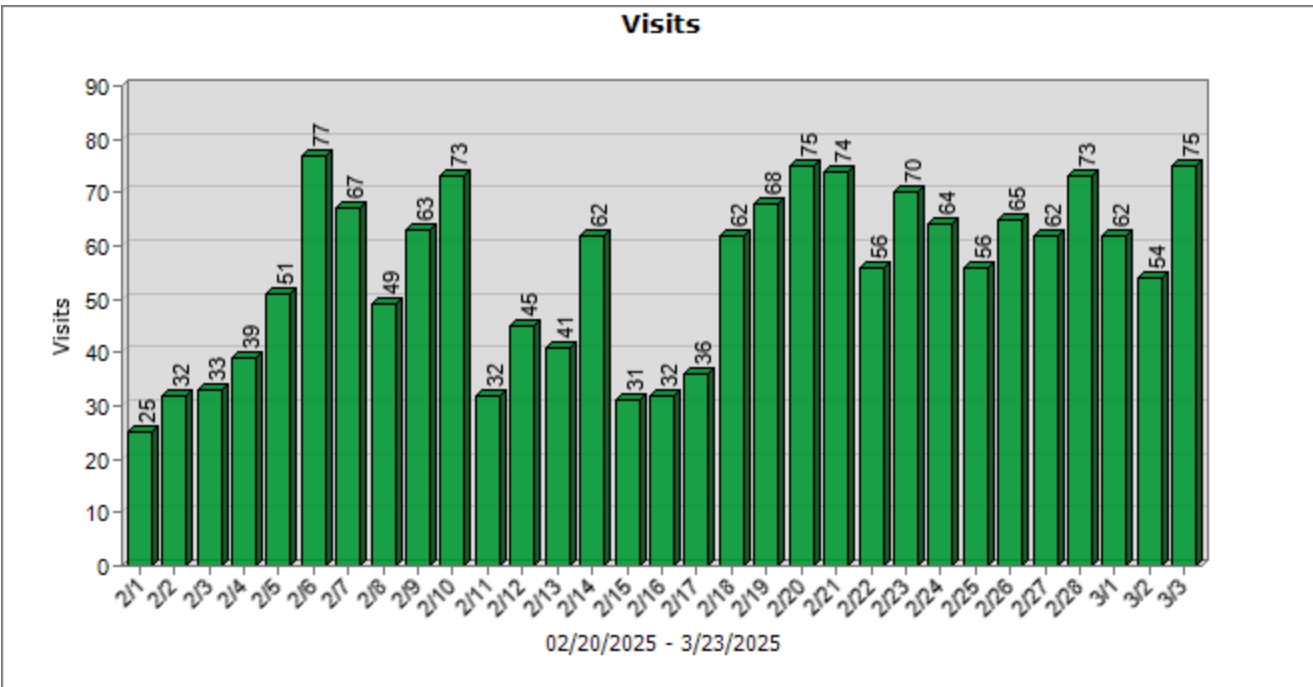
Disk Space Usage 188.51 MB
(197,664,716 bytes)

Bandwidth Usage 251.00 MB
(263,620,608 bytes)

Visits

[Help](#)

The Visits graph displays the overall number of visits to your Web site.



Visits Statistics

Visits	Visits	1704
	Average per Day	33

Visit Statistics - Help



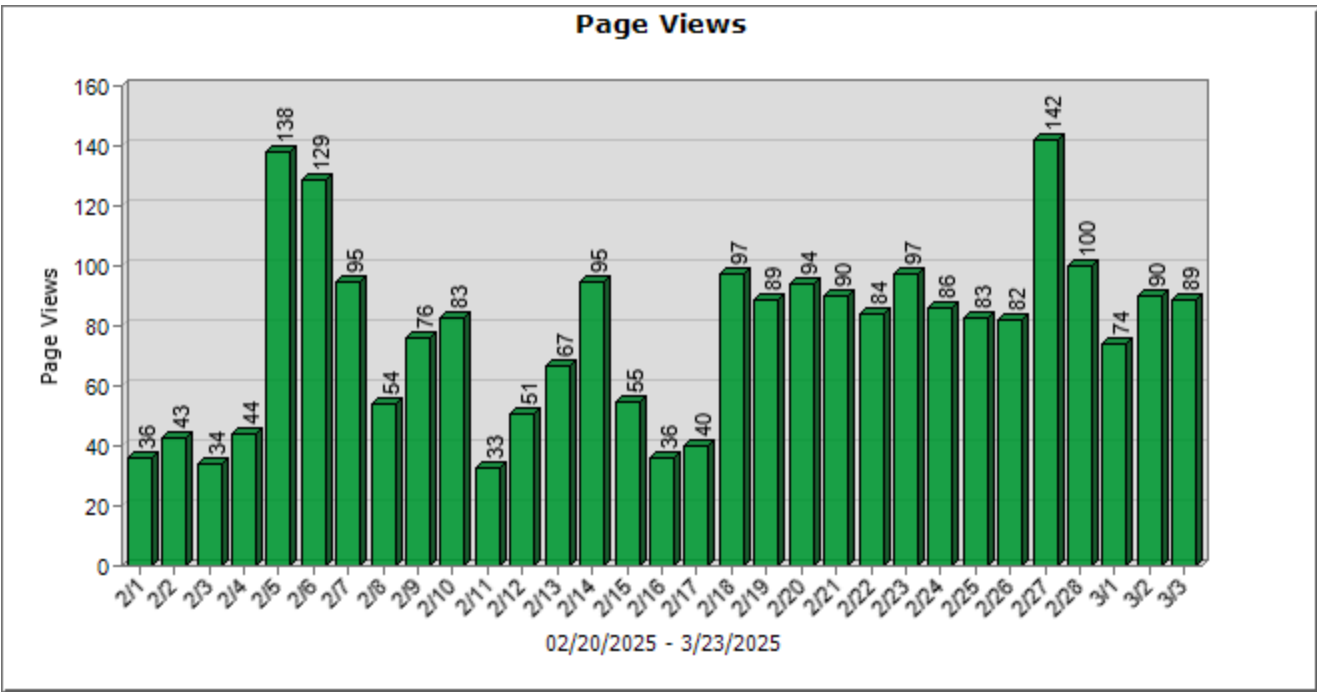
Visits - Number of times a visitor came to your site. If a visitor is idle longer than the idle-time limit, it is assumed that the visit is voluntarily terminated. If the visitor continues to browse your site after they reach the idle-time limit, a new visit is recorded in the log.

Average Visits per Day - Number of visits divided by the total number of days in the requested date range.

Page Views Statistics

[Help](#)

The Page Views graph displays the total number of pages viewed on your Web site over the date range specified.



Page View Statistics

Page Views	Page Views	2406
	Average per Day	47

Page View Statistics - Help

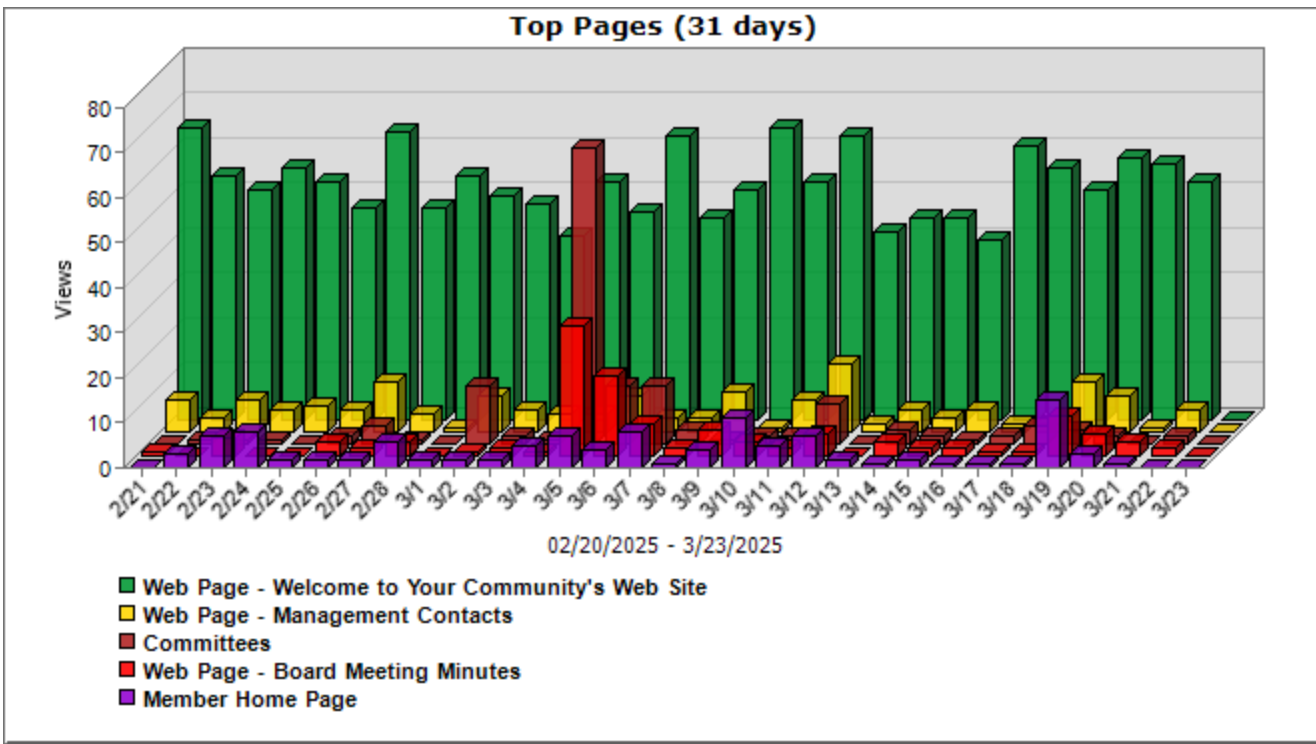


? **Page Views** - A single web page request to the Web server as it appears in the log file. Each time a visitor clicks on a link within the site or navigates to the site from another site, a page view is recorded in the log.

Average Page Views per Day - Number of page views divided by the total number of days in the requested date range.

Top Pages Help

The top pages section identifies the most popular Web pages on your site and shows you how often they were viewed over the date range specified.



Top Pages Statistics

[List All Pages](#)

	Pages	Views	% of Total Views
1	Web Page - Welcome to Your Community's Web Site /page/37112~673624/welcome-to-your-communitys-web-site	2308	55.95%
2	Web Page - Management Contacts /page/37112~673633/management-contacts	249	6.04%
3	Committees /Officer/CommitteeList/37112	188	4.56%
4	Member Home Page /HomePage/37112	172	4.17%
5	Web Page - Board Meeting Minutes /page/37112~1087656/board-meeting-minutes	165	4.00%
6	Directory Search /Member/Search/37112	155	3.76%
7	Web Page - TDA Forms /page/37112~1096994/tda-forms	122	2.96%
8	Resource Center /ResourceCenter/37112/-TDA-Progressive-Dinner?doc_id=3312725	86	2.08%
9	Web Page - CC&Rs, Bylaws, and Rules /page/37112~855277/ccrs-bylaws-and-rules	80	1.94%
10	Site Map /SiteMap/37112	78	1.89%
11	Web Page - ARC Rules and Forms /page/37112~1008013/arc-rules-and-forms	74	1.79%
12	Board of Directors /Officer/Board/37112	69	1.67%
13	Form Display - TDA Monthly Committee Report /form/37112~335742/tda-monthly-committee-report	68	1.65%
14	Web Page - Annual Meeting Minutes /page/37112~1069590/annual-meeting-minutes	57	1.38%
15	Classified Search /classified/search/37112	55	1.33%
16	Web Page - Photo Gallery /page/37112~740992/photo-gallery	54	1.31%

17	Local Neighborhood Search /map/localsearch/37112/local-neighborhood-search	52	1.26%
18	Calendar View - Community Calendar /Calendar/37112~32451	42	1.02%
19	Web Page - Notices /page/37112~740993/notices	33	0.80%
20	Calendar Event View - Board Meeting /Calendar/Event/37112~2040252~2	18	0.44%
Subtotal For the Page Views Above		4125	93.98%
Total For the Log File		4389	100%

Top Pages Statistics - Help

? **Pages** - Specific page being analyzed. The top pages graph and statistics do not include site management edit/add pages.

Subtotal - - Sum of all data rows for each listed page.

Total - - Sum of the subtotal and all data that does not appear on the page.

Views - - Number of times the specified page was viewed by a visitor. Each page can be viewed more than once by the same visitor, and each view is counted.

Top Site Searches

Help 

The Top Site Searches section identifies the most frequently searched for phrases on your site and shows how often they were searched for over the date range specified.

Top Site Searches

	Search Phrase	Searches	% of Total Searches
1	email lists	2	22.22%
2	directory	1	11.11%
3	committee	1	11.11%
4	winter river	1	11.11%
5	Ruth Rosebery	1	11.11%
6	resource center	1	11.11%
7	publish	1	11.11%
8	new window	1	11.11%
Subtotal For the Search Phrases Above		9	100.00%
Total For the Log File		9	100%

Top Search Phrases - Help

? **Search Phrases** - Search phrase entered by a user through the site search page.

Subtotal - - Sum of all data rows for each listed Search.

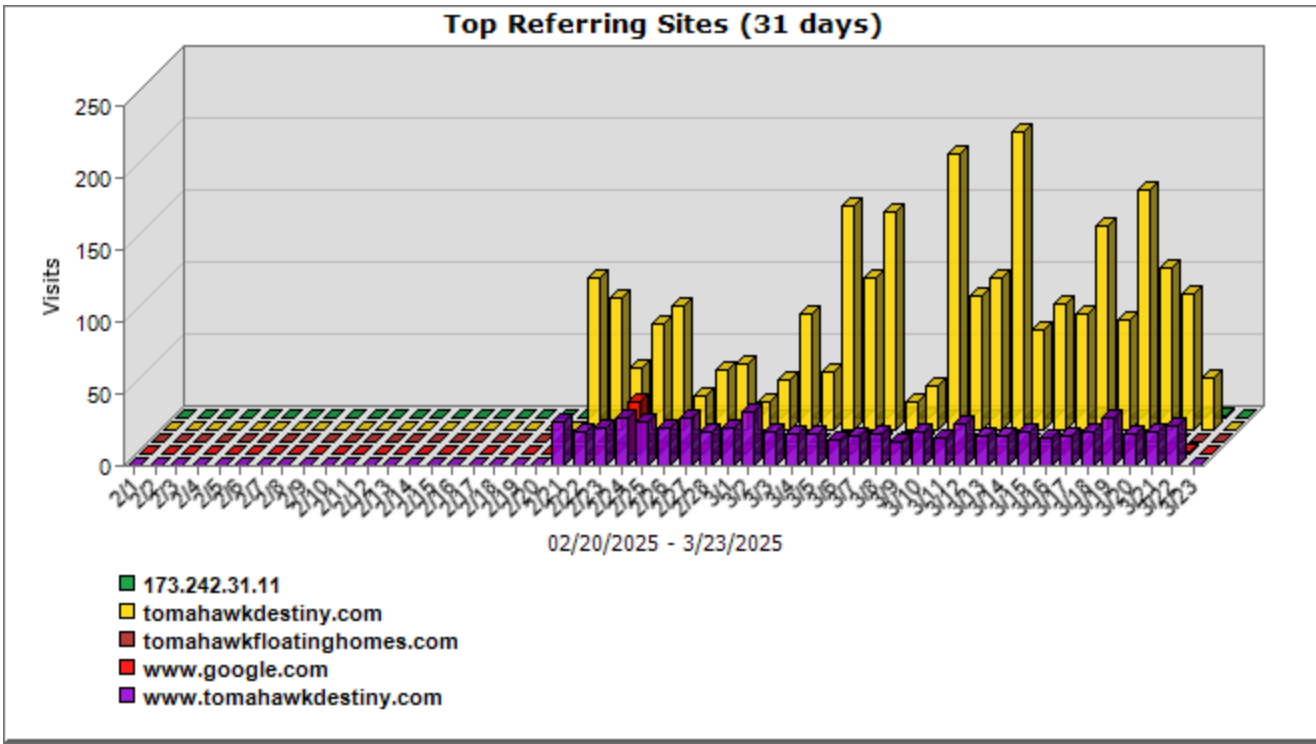
Total - - Sum of the subtotal and all data that does not appear on the page.

Searches - - Number of times the particular phrase was searched for.

Top Referring Sites

Help 

This section identifies the domain names or numeric IP addresses that refer visitors to your site.



Top Referring Sites

	Site	Referrals	% of Total Visits
1	tomahawkdestiny.com	3750	76.30%
2	www.tomahawkdestiny.com	1018	20.71%
3	www.google.com	90	1.83%
4	173.242.31.11	16	0.33%
5	tomahawkfloatinghomes.com	11	0.22%
6	url6047.associationvoice.com	4	0.08%
7	google.com	4	0.08%
8	www.google.it	3	0.06%
9	www.quora.com	3	0.06%
10	frontsteps.lightning.force.com	2	0.04%
11	m.facebook.com	2	0.04%
12	com.google.android.gm	2	0.04%
13	www.google.fr	2	0.04%
14	www.google.ru	2	0.04%
15	www.google.es	1	0.02%
16	www.google.com.hk	1	0.02%
17	www.google.com.br	1	0.02%
18	www.google.com.au	1	0.02%
19	www.google.co.kr	1	0.02%
20	www.google.ca	1	0.02%
Subtotal For the Referring Sites Above		4915	99.86%
Total For the Log File		4922	100%

Top Referrers - Help



- ? Site Referrers** - A web site which refers a visitor to your site by linking to it.
- Site** - - Specific referring site being analyzed.
- Visits** - - Number of times the specified site referred visitors to your site.

Subtotal - - Sum of all data rows for each listed referrer.

Total - - Sum of the subtotal and all data that does not appear on the page.

Top Search Engine Phrases

Help 

This section identifies search phrases which led the most visitors to your site, regardless of the search engine they used.

Top Search Engine Phrases

	Phrases	Phrases Found	% of Total
Subtotal For the Phrases Above		0	0%
Total For the Log File		0	100%

Top Search Engine Phrases - Help



Phrases - The specific search phrases being analyzed. A search phrase is the entire text string entered into a search engine. It can be made up of one or more keywords.

Phrases Found - Number of visitors referred to your site who used the specified search phrase, regardless of the search engine they used.

% - Percentage of referred visitors who used the specified search phrase.