

TDA Regular Monthly Board Meeting Minutes

Approved 04/28/2025

Meeting held on Zoom

Meeting called to order at 7:01 PM by President Kate Norman.

Quorum of Directors Present: Kate Norman, Tom O'Connor, Karla Divine, Sean McCarthy, Brandt Monfort, Bill Mascott, Peter Bairey

Forum Members Present: Liz Munnely, Mike Patterson, Gigi Bustin, Tom Puhl, Bill Bowling, Clare Higgins, Victoria Grace

Approval of the Minutes of the March 24, 2025, meeting. No corrections or changes noted by the Board. Peter Bairey motioned to approve. Tom O'Connor seconded. All BOD members voted to approve without exception.

Forum: Mike Patterson: Membership forum comments. **Mike asks that a formal process be initiated for membership forum concerns.** The process was formalized after the annual meeting in 2024. Membership forum comments are not voted on at the meeting. Forum comments often require further research and thus need to be addressed at a subsequent meeting. President responds directly by email to each member who submits a comment or in Presidents Comments on the agenda. BOD directors are copied on emails concerning Forum topics. As requested, here is the formal process for Membership Forum which has been in effect since the 2024 annual meeting.

Membership Forum Process: If a member wishes to speak at the Regular Board meeting during Membership Forum:

- **Send a request to the Secretary 7 days before the scheduled meeting stating your name, slip number, date of your request and the topic you wish to comment on.**
- **Make sure your comments are kept to 3 minutes.**
- **If the request is not received 7 days prior to the meeting, the member will be scheduled for the following regular BOD meeting.**
- **Membership Forum topics are not voted on and do not initiate Bylaw changes.**

- **BOD will be copied on all requests.**
- **Demands for By Law changes, Immediate Votes will not be entertained.**

Secretary clarified that the Draft Minutes are distributed each month when they are completed. Any member may contact the Secretary to request review or correction to the minutes. Members are encouraged to attend the meetings so they can hear all discussion on topics of interest. HOA SOP make it clear that minutes should not include opinions, summaries or names of who said what. (5-10 of the HOA Handbook). The current formal Forum policy was established to give members time to put forth a topic in a format that the BOD can address in an efficient and timely manner. Forum will be held at the beginning of Regular Monthly Board Meetings and are noted on the agenda. Names are generally not specified in the minutes but are put on the agenda in Forum.

Secretary asked if the BOD wanted her to make changes to the March minutes previously approved this evening to note that a member had commented on the real estate signs as part of the traffic concerns. This is addressed in these minutes; Member WAS noted in that discussion when he was referenced due to his comments about the traffic patterns. He suggested, as recorded in the April minutes, that: *“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.”*

President noted that the issue of the real estate signage is being addressed later in the meeting. Director noted that we have exceeded the time allotment for Forum.

President’s Comments: President responded to member comment regarding fiscal review of the TDA financial records. President clarifies that the Board has no intent to remove any member rights on this or any other issue. This issue will be voted on at the annual meeting. Fiscal transparency has been the standard for the TDA Boards historically.

Independent fiscal review of these records will be an added expense of both time and money. If members want an independent review or have concerns about fiscal transparency they can express this view through their vote on this issue at the annual meeting each year. A 60% affirmative-member vote would add this step to our current fiscal transparency, and to our annual budget. Adding an independent fiscal review would include cost of an independent CPA, cost of paying our own CPA, our Treasurer and our Bookkeeper for time to gather records and assisting in the review.

Tomahawk Treasures: The BOD approved a committee last year (2024) to work on the Tomahawk Treasures area. The President requested members who wanted to work on this project to volunteer. Two members volunteered; these two members monitor the TT area, but no one else has stepped up to create a more appealing site. The 3-day rule still applies, and the monitors are handling that. If members want to volunteer to update this area, please reach out to Jane Gire or Sheila Kerg to work on this BOD approved project. **Bulletin Board:** The BOD also approved an improvement project to the bulletin board. Anyone wishing to work on improving the bulletin board project should reach out to ARC and copy Kate Norman with ideas and a budget. Members who are interested in a particular improvement or project that benefits the moorage, please volunteer. The TDA BOD wants to hear from any member who has a concern about the moorage along with solutions. The BOD is not able to act on every concern during the meeting but will note each concern that is brought to them to address at a later time.

Secretary Report: New slip certificate was delivered to new members Janice and Eric at 222 N Tomahawk. New owner Anakin Gire will also receive a new certificate. Liz Munnelly and Gigi Bustin are running for two open Board positions. We still need one member to run for ARC.

Treasurer Report: Tom O'Connor, Treasurer: Financial report listing accounts, expenses and reserve position are attached to these minutes and available on the website. Under 'other expenses' Epic purchased a new AED device for \$1700 and a refurbished unit for \$875. \$1890 was listed but not highlighted; it was correction of an over-amount transfer between Operating and Reserve accounts. The Lake Tomahawk project is paid in full.

Ending balances are on track. Reserve expenses are higher than predicted, but we did not budget for the drainpipe repair (Lake Tomahawk) which cost about \$50,000. Expect to see additional unexpected expenses related to the permitting process for the dredge that are happening faster than expected. We expect to achieve the goal of transferring \$140,000 to the Reserve by end of this fiscal year. Third tax payment will occur in May.

Committee Reports: Committee Reports have been submitted in writing and are attached to the minutes and posted on the website. Committee chairpersons with a verbal report are listed on the agenda.

- **Nominating committee** is still looking for an ARC candidate. Please notify Karla Divine if you wish to serve on the ARC committee. It is an elected position.
- **PGV:** Tom O'Connor is board liaison. Robin Smith and Mike Duncan are co-chairs of this committee. No report was given tonight.
- **Maintenance:** Tom Puhl: Shout out to all volunteers who did a fabulous job. About 40 people volunteered. At least 9 of the 16 maintenance items got completed. Tom will send out a list of what remains to be done. Tom addressed the **member comment regarding guardrails on the east side walkway**. Guardrails are on the up-river side of each finger walk and on the bank side of the main walkway. Maintenance is willing to discuss pros and cons of installing additional guardrails. If members want to pursue this, contact Tom Puhl. **Dock Captains** should do an inspection of their part of the dock to determine if there are additional loose or compromised parts of the existing railing system and report findings to Tom Puhl/Maintenance so they can be added to the project list. Director comments that Title 28 could be explored as well as explore best practices with regards to installing railings on both sides of walkway when access might be needed by contractors or boaters. Member brought up the ADA requirements.
- **Reserves:** Mike Patterson reports that the Reserve Budget approved to be put forward at this year's annual meeting is too low and needs to be increased by another \$10 on the HOA fee at least and \$55 on the garages.

- He reports that additional costs should be added to the Reserve Budget as it is incomplete. Committee chair reports that the wood pilings on the west end need to be replaced and that would add \$95,000 to the Reserve Budget.
- Committee Chair comments that the Reserve is not fully supported by the approved budget or funded and thus additional project expenses such as Tomahawk Treasures or Bulletin Board improvements are not warranted and should not be allowed. Committee chair contends that no discretionary funds should be spent until the Reserve Budget is fully funded. Chair also commented that handrails may need to be added to the Reserve Budget. He suggests raising the garage rental fee by \$55 and be directed to fund the Reserve Budget.

Director commented that the Reserve Committee made excellent observations but might have been well served by holding open meetings with the members and researching how other moorages meet their Reserve demands before submitting a budget to the Board. Director commented that “timing matters”. Projections were made at the 2024 Annual Meeting. The recommendation by the Reserve Committee to increase fees by \$85 or more this year was not put forth early enough. Discussion with members will happen at the Annual Meeting 2025 which will forecast very large increases to the Reserve accounts in the future.

Rental Policy: Karla Divine; The committee and Board do not want to take a position on this. The context for having or not having a rental policy will go out with the packet. Members will vote Yes or No on establishing a moorage rental policy. If vote is YES, a committee will be formed to create a rental policy. If vote is NO the issue will be dropped.

Nominations: 3 people are running for BOD positions. We still need one person to run for ARC.

Real Estate Signage: Karla Divine referenced the list (attached to these minutes) was sent to the BOD that makes TDA recommendations for members selling their floating homes. This list is proposed to be added to moorage documents for sellers of floating homes. This puts all responsibility on the member. A directional sign could be added to our Moorage sign that directs potential buyers to the real estate sign. This guideline will be added to the website as information to Sellers. BOD asks Liz Munnely to design a directional to add to our sign and bring design and cost to the BOD.

Traffic Concerns: Peter Bairey has taken photos and followed up with PBOT and the city and the Prose management company.

Annual Meeting Update: **The annual meeting will be held on Saturday May 17 at 1:00 PM at Oxford Suites.** All members are encouraged to attend and be active in the discussion regarding the Reserve Budget and financial forecasts. The packet for the annual meeting will come out at the end of this weekend. The packet will come out via email link. The packet will include the 2024 Annual Meeting Minutes (that require a vote to approve), the Agenda, the Operating Budget, the Reserve Budget, the items to Vote on, the candidates bios to vote for.

Web Master Report: Bill Bowling. Email addresses for board members, some committees and associated costs. Separate BOD business from personal accounts. Bill Bowling will do a presentation at the annual meeting regarding use of the TDA website.

Annual meeting is Saturday May 17 at 1:00 PM at Oxford Suites.

Next regular Board Meeting will be Monday June 23, 2025, at 7:00 PM. Location TBA. New officers will be elected at this meeting. New elected officers will take positions on July 1, 2025.

Victoria Grace requests moorage sign rules should be enforced.8:55 PM:

Tom O'Connor motions to adjourn. Brandt Monfort seconds. All are in favor.
Meeting adjourned.

Attachments:

Treasurer Report

Committee Reports,

link to Regenesi Report which is posted on website.

2024-25 P9 Expense, Cash & Reserve Position:

March 31st 2025

Expenses

Category	Budget	March MTD	YTD
Income	(375,930)	(31,840)	283,194
Category	Budget	March	Annual YTD
Maintenance & Repair	24,760	2,152	13,964
Taxes	85,000	-	57,326
Utilities	106,600	11,426	79,377
Insurance	36,000	-	37,016
Professional Fees	5,600	-	1,425
Other Expenses	8,978	1,494	6,018
Total Expense B/R	266,938	15,072	195,126

Other Expenses	Budget	MTD	YTD
Security	1,000	-	992
Pet Committee	50	-	109
Internet/Website	1,700	50	1,245
EPIC	1,700	825	1,012
Office Expenses	2,000	444	1,539
License & Fees	250	-	571
Misc Expense	1,778	175	175
Publications	-	-	125
Meals & Entertainmen	-	-	-
Annual Meeting	500	-	250
Total Other Exp.	8,978	1,494	6,018

Large or Unusual Expenses			
Description		MTD	YTD
Fianl payment for parking lot drain repai		9,635	48,568
EPIC purchased replacement AED		825	825

Cash

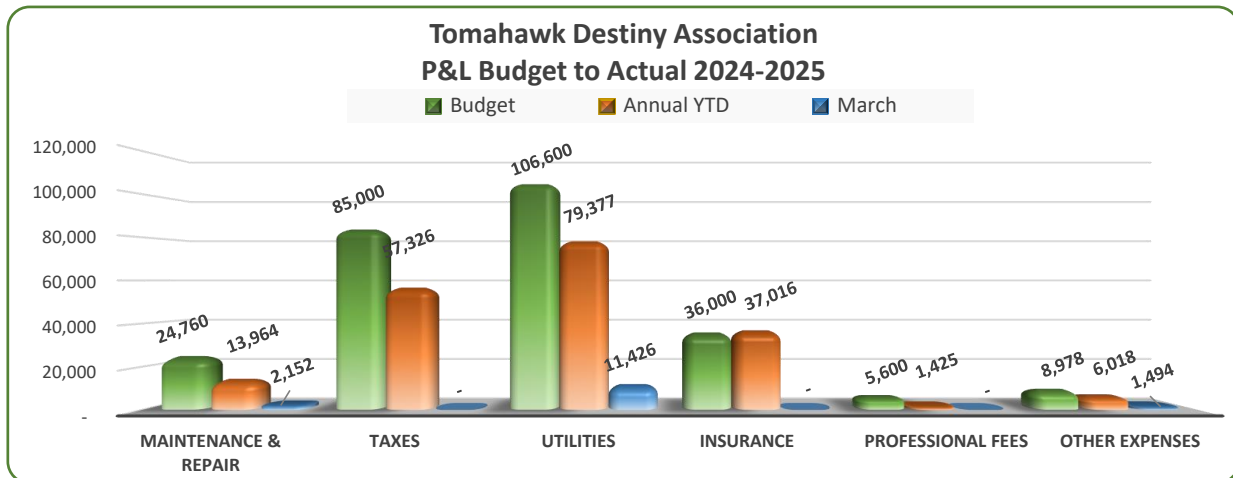
Key Bank - Checking	\$	13,038.42
Key Bank - Reserve	\$	117,186.23
4.18% MAR Interest MMDA	\$	354.83
	\$	130,224.65

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
3/31/25, Q3-2 C'king to Res; Income	\$	13,248.00
3/14/25, Drain Pipe Repair, Final	\$	(9,634.50)
Income to Reserve Goal:	\$	108,992.00
Reserve Interest Income YTD:	\$	4,009.38
Total FY Reserve Project Expenditure	\$	(281,299.75)

Notes:

\$82,496 income to Reserve through March, \$26,496 to go



TDA Monthly Committee Reports – April 2025

Beautification and Social (Jane Gire)

- Landscaping crew maintained weekly lawn mowing and parking lot cleanup.
- Dog run was covered with wood chips.
- Fall cleanup included a barbecue lunch.
- Blue boat was removed from the entry gate area.
- Budget: Requested \$500 increase for additional fall leaf collection labor, raising total beautification budget to \$12,000.
- Social Events:
 - Two progressive dinners held; both were well attended.
 - Next event: Summer Progressive Dinner planned for Saturday, August 2 (Location TBD).
- Work Party: April 19 event was well attended; property looks beautiful for the season.

EPIC (Joan Flora)

- Submitted full Annual Report (July 2024–April 2025).
- No additional updates provided for April.

Reserve Committee (Mike Patterson)

- Budget request increased to \$35 per house per month, based on Reserve Study with Regenesys Reserve Study Consultants.
- Provided Annual Meeting presentation materials.

PGV (Robin Smith & Mike Duncan)

- Unauthorized vehicle notification emails were sent on March 20 after BOD approval.
- Requested creation of a generic email address to manage garage waiting list notifications.
- 30-day deadline set for waiting list members to provide proof of moorage residency.
- For the Annual Report, previously submitted BOD report (dated March 21) can be reused.

Pet Committee (Kelly Monfort)

- Nothing to report for April.

Community Forum Input (Mike Patterson)

- Submitted member input for discussion at the April 28, 2025 Board Meeting.

ARC – Architectural Review Committee (Percy/Bustin)

- Approved plumbing and electrical work for unit #230, following permit receipt.
- Approval conditional on owner compliance with TDA rules, Board-set conditions, and timeline.

Welcoming Committee (Kelly Monfort)

- Nothing to report for April.

Webmaster Committee (Bill Bowling)

PGV Committee Collaboration

- Completed major edits to the vehicle information database with the PGV Committee.
- Distributed updated documents to the appropriate teams.

Annual Meeting Preparation

- Worked closely with Karla Divine to organize the Agenda and collect Yearly Committee Reports in preparation for the Annual Meeting.

Email Hosting Proposal: FrontSteps vs. GoDaddy Essentials

Comparison of FrontSteps and GoDaddy Essentials Email Hosting

Feature	FrontSteps	GoDaddy Essentials Plan
Setup Fee	\$100 (one-time)	\$0
Monthly Cost per Mailbox	\$4.00/month (\$48/year)	\$2.13/month (~\$25.55/year)
Storage per Mailbox	1 GB	10 GB
Email Forwarding	Not mentioned	Yes (Free with domain)
Spam & Virus Filtering	\$4/month extra (optional, \$100 setup)	Included with all plans
Webmail Access	Yes	Yes
Mobile Sync / POP / IMAP	Yes	Yes
Calendar & Contact Sharing	Yes	Yes
Admin Panel for Management	Yes (via FrontSteps support)	Yes (via GoDaddy dashboard, easy to manage)
Email Aliases	Not mentioned	Yes (Up to 400 aliases per domain)
Domain Ownership Required	Yes (TDA already owns domain)	Yes (TDA already owns domain)
Support Availability	Available through FrontSteps support	24/7 GoDaddy support
Annual Cost for 1 Mailbox	\$48/year	\$25.55/year (Essentials Plan)

Cost Comparison for 10 Mailboxes (Annual)

Provider	Annual Cost for 10 Mailboxes
FrontSteps	\$100 (setup fee) + \$480 (10 × \$48) = \$580/year
GoDaddy	10 × \$25.55 = \$255.50/year (Essentials Plan)

2-Year Total Cost Comparison

Provider	2-Year Total Cost for 10 Mailboxes
FrontSteps	\$580 (1st year) + \$480 (2nd year) = \$1,060
GoDaddy	\$255.50 (1st year) + \$255.50 (2nd year) = \$511

Key Differences:

- **GoDaddy Essentials** offers **much lower annual costs** (nearly half the cost of FrontSteps).
- **GoDaddy** provides **10 GB of storage per mailbox**, compared to **1 GB** with **FrontSteps**.
- **GoDaddy** includes **spam and virus filtering** in the base plan, while **FrontSteps** charges extra for this.
- **GoDaddy** offers **email forwarding** and **up to 400 email aliases per domain** at no additional cost, which FrontSteps doesn't specify.
- **GoDaddy** provides an **easy-to-use admin panel** via their dashboard, which is self-managed, while **FrontSteps** requires support from their team for email management.
- **GoDaddy** provides **24/7 support** compared to FrontSteps' business-hours-only support.

Conclusion:

- **GoDaddy Essentials Plan** is the **more cost-effective** and feature-rich option for TDA's needs, especially considering its low annual cost, higher storage, included spam and virus filtering, and 24/7 support.
- The **total cost savings** over 2 years for 10 mailboxes is significant—**\$549** compared to FrontSteps.

Upcoming GoDaddy Domain Costs and Payment Methods

Detailed information provided earlier regarding domain renewals and protection options for TOMAHAWKDESTINY.COM and TOMAHAWKFLOATINGHOMES.COM.

Respectfully submitted,

Bill Bowling

TDA Webmaster

Hayden Island

Neighborhood Network

Board meeting April 10, 2025

Purpose of HINooN: "To enhance the livability of the Hayden Island neighborhood by establishing and maintaining an open line of communications and liaison between members of HINooN, other neighborhood associations and government agencies."

To: TDA Members

HI-Noon's April Board meeting was via Zoom, a call to order, and I'm truncating now down to the introduction of our guest speaker, Mr. William Warncke from 'Interstate Bridge Replacement' (IBR). These folks would like to build a 16-traffic lane mega bridge over Hayden Island from Delta Park to Vancouver, WA. And they would like to purchase a 65-acre piece of land on the southwest side of Hayden Island, on North Portland Harbor to put the dredge spoils. *"I am in catch-up mode, as I've/we've (TDA) not been attending HI-Noon for quite some time – most of this is new to me and I'll do my best to catch us up..."*

HINooN and other local organizations are fighting IBR. On March 13th, they sent out emails and a press release to officials in both OR & WA, state legislators, and cities along the I-5 corridor in both states calling attention to: spiraling costs for this mega bridge which may double the state indebtedness for every resident in OR & WA, resulting in higher taxes for all of us - and bridge tolls that could start next year to pay for cost overruns, impacting every resident and business on Hayden Island. And recently IBR made a request to the National Marine Fisheries Service (NMFS) to drill a massive shaft operation for their proposed mega bridge, which would cause harm to marine life in the Columbia River. These drill shafts will take 5+ years to complete, and will kill fish, fish habitat, and other marine life in the process. HI-NoonN response was NO.

FYI, several months ago in cooperation with HINooN and another group fighting the IBR's mega bridge, "Neighbors For A Better Crossing" (NFABC) was formed with a website at <https://neighbors4a-bettercrossing.org/>. This group is also fighting the tolls the IBR will impose early next year on the existing I-5 Bridge that will cost an estimated \$2350/yr for an individual crossing the bridge two times a day. NFABC is also advocating an alternative be considered instead of a mega bridge, and that alternative is an [Immersed Tube Tunnel \(ITT\)](#) like the one being built in Vancouver BC that's fabricated on land, floated into position, and lowered into a trench that's dredged in the riverbed. "An ITT is far more environmentally friendly to build and far more earthquake proof than a mega bridge and it can be built in half the time at half the expense of a mega bridge, savings \$\$ billions that would eliminate the need for tolls. An ITT would also allow the saving of the existing [Historic Interstate Bridge](#) that's on the [National Register of Historic Places](#), prevent the need for 16-lanes of pavement across Hayden Island's prime retail space and save the marine wildlife the IBR will kill with their drill shafts."

"The above information will likely be interpreted differently by different people... I can tell you the Zoom meeting was enthusiastic. More to come..."

Victoria Grace #138