

TDA Regular Monthly Board Meeting Minutes

06/23/2025

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, Bill Mascott, Peter Bairey. Brandt Monfort (absent).

Forum Members Present: Liz Munnelly, Mike Patterson, Gigi Bustin, Tom Puhl, Robin Smith, Victoria Grace, Tom Puhl, Steve Bustin, Tom Gentry

Approval of the Minutes of April 28, 2025, meeting. No corrections or changes noted by the Board. Tom O'Connor motioned to approve. Peter Bairey seconded. All BOD members voted to approve without exception.

Forum: None

President's Comments: President Thanks to Board members (Sean McCarthy and Brandt Monfort) who are not renewing and to Tom O. who is continuing.

Secretary Report: None

Treasurer Report: Documents attached.

Note: we had two annual meetings in the same fiscal year due to 2024 scheduling.

Committee Reports: Attached.

Tom Puhl: Thank you to Judy Gohler and Clare Higgins for re-organizing the storage sheds over two weekend. Good work.

Old Business:

Web hosting and email addresses for the Board and certain committees tabled until further research is done.

Sub Quorum Committee: Member has been contacted via email, regular and registered mail. No response as of this meeting but activity is noted at

The home. Committee will reach out again in 2 weeks.

Member Forum: Speakers' forum process has already been formalized. Notices of Forum Topics and of items that Members want addressed by the Board, they can fill out the Agenda Request Form which is on the website.

PGV: 4 vehicles out of compliance. Punitive compliance options put forward. Tom O'Connor moves that: If PGV kicks complaints to the Board, then Board would give 30-day notice of intent to tow. If member (owner of vehicle) does not offer a plan for bringing vehicle into compliance, vehicle will be towed or removed. Sean McCarthy seconds. Vote is unanimous. Garage wait list: PGV is focusing on compliance of existing rules. Eligibility is key to this conversation. Tom O'Connor suggests that rules need to be enforced, or rule needs to be changed. Legal residence at TDA is under discussion. Tom O'Connor suggests this issue be reviewed at the July meeting including that the BOD will review the Rules (not Bylaws).

New Business: Vote for Officers for 2025-2026.

Treasurer: Peter Bairey moves to nominate Tom O'Connor, seconded by (I couldn't tell who). Unanimous approval.

Secretary: Karla Divine withdraws her name. Liz Munnelly is nominated by Peter BAirey, seconded by Gigi Bustin. Six votes yes. Karla Divine declines to vote.

Vice President: Kate Norman nominates Peter Bairey, Karla Divine seconds. Unanimous approval.

President: Peter Bairey nominates Kate Norman. Tom O'Connor seconds. Unanimous approval.

Next regular Board Meeting will be Monday July 28, 2025, at 7:00 PM. Location TBA.

Tom O'Connor motions to adjourn. Peter Bairey seconds. All are in favor. Meeting adjourned.

Treasurer Financial Report

2024-25 P11 Expense, Cash & Reserve Position:

May 31st 2025

Expenses

Category	Budget	April MTD	YTD
Income	375,930	31,685	346,406
Category	Budget	May	Annual YTD
Maintenance & Repair	24,760	2,866	16,903
Taxes	85,000	28,588	85,914
Utilities	106,600	6,868	96,083
Insurance	36,000	-	37,016
Professional Fees	5,600	-	3,624
Other Expenses	8,978	692	7,834
Total Expense B/R	266,938	39,014	247,374

Other Expenses	Budget	MTD	YTD
Security	1,000	-	992
Pet Committee	50	93	202
Internet/Website	1,700	50	1,611
EPIC	1,700	-	1,012
Office Expenses	2,000	114	1,762
License & Fees	250	-	621
Misc Expense	1,778	-	175
Publications	-	-	125
Meals & Entertainment	-	-	-
Annual Meeting	500	435	1,334
Total Other Exp.	8,978	692	7,834

Large or Unusual Expenses			
Description		MTD	YTD
Piling Project Permitting		3,643	9,243
Tax Payment 3 of 3		28,588	85,914

Cash

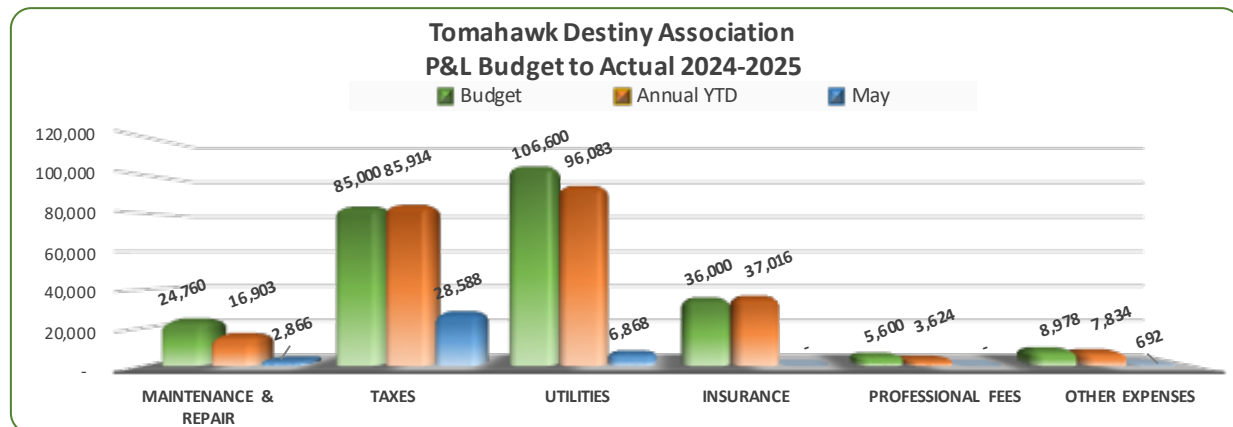
Key Bank - Checking	\$	9,491.55
Key Bank - Reserve	\$	117,627.70
2.28% APR Interest MMDA	\$	224.56
	\$	127,119.25

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:	\$	4,450.85
Total FY Reserve Project Expenditures	\$	(281,299.75)

Notes:

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



TDA Committee Reports – June 2025 Board Meeting

PGV Committee

Submitted By: Robin Smith

Report Date: June 17, 2025

Committee Chairs: Robin Smith & Mike Duncan

Report:

Committee completed parking lot unauthorized user notification. Only two remain noncompliant. Seeking BOD approval of next steps via Tom O'Connor. PGV also completed notification of garage waiting list for residency per bylaws and rules and regulations. Significant noncompliance. Also seeking next steps from BOD via Tom.

Pet Committee

Submitted By: Kelly Monfort

Report Date: June 17, 2025

Committee Chair: Kelly Monfort

Report:

Nothing new to report.

Welcoming Committee

Submitted By: Kelly Monfort

Report Date: June 17, 2025

Committee Chair: Kelly Monfort

Report:

Nothing new to report.

Insurance Committee

Submitted By: Don Gire

Report Date: June 17, 2025

Committee Chair: Don Gire

Report:

Our TDA Corp. insurance is due for renewal on August 30, 2025. I have contacted B&B Agency and am working with them to produce a quote by early August for referral to the Board. The budget number is acceptable, but subject to potential changes due to continued damaging weather conditions and 2025 reinsurance charges.

Social Committee

Submitted By: Jane Gire

Report Date: June 17, 2025

Committee Chair: Jane Gire

Report:

Summer Progressive Dinner scheduled for Saturday, August 2. Location TBD. Flyer and sign-up sheets will follow.

Beautification Committee

Submitted By: Jane Gire

Report Date: June 17, 2025

Committee Chair: Jane Gire

Report:

Irrigation is doing a great job making our gardens grow. Take a few minutes to deadhead the geraniums, do a little weeding, or offer any other gardening service you like. Thanks to the community. *"It Takes A Moorage"*.

ARC (Architectural Review Committee)

Submitted By: Steven Bustin

Report Date: June 21, 2025

Committee Chairs: Percy and Steven

Uploaded File: ARC Report May June 202568300.docx

Report Summary:

- Exterior work at #230 exceeded 30-day Board limit; owner notified Board and work completed shortly thereafter.
- All structural exterior work is done; only minor upper window work remains. Interior work is ongoing.
- Renters at #376 generated multiple complaints; owners responded promptly.
- Extra float with structure has been removed. ARC request submitted for two already-installed side gates.
- West side PWC rack still needs action.
- ARC transition meeting scheduled for Monday, June 30. All members will assist new members during the transition.

Webmaster

Submitted By: Bill Bowling

Report Date: June 22, 2025

Committee Chair: Bill Bowling

Report:

May 2025:

- Supported Secretary and President with Annual Meeting documents, reports, and website updates.
- Special thanks to Liz Munnely for her help.

June 2025:

- Awaiting June Board direction.
- Pending approval for Board and Committee Chair email addresses.
- Website changes: removal of *Classifieds* and *Photos*.
- Testing calendar tool for committee-specific use.
- Received helpful input from Judy G.
- Member request to post timeline/deadline items on *Meeting Minutes* and *Calendar* pages pending Board discussion.

EPIC Committee Report

Committee Name: EPIC

Submitted By: Joan Flora

Report Date: June 22, 2025

Committee Chair: Joan Flora

Report:

The EPIC Committee hosted a Water Safety Happy Hour on May 29, 2025, in the Upand Gardens. The event highlighted vital safety practices and resources, and we extend our appreciation to the following contributors:

- Tom O'Connor presented on real-world water rescue techniques, emphasizing the "Reach, Throw, Tow, and Go" approach. He also shared a handout prepared by Steven Bustin on SUP and kayak safety.
 - ▶ See attached PDF for relevant links to vessel permits and inspection information.
- Steven Bustin offered to perform inspections of kayaks and SUPs for safety compliance.
 - ▶ To schedule an inspection, contact Steven at (415) 310-1207.
- Trudy Bowling and Claire Higgins introduced the newly acquired AED and trauma kit:
 - AED Location: Exterior, west-facing wall of the TDA Office
 - Trauma Kit Location: TDA Tool Shed (upriver/east side)
- Tom Puhl provided a demonstration on detecting electric shock drowning (ESD), a hidden but serious risk in and around docks and boats.
 - ▶ To schedule a water safety test, contact Tom at (503) 901-0791.
- Tom Gentry generously provided a full-service ice cream bar featuring his homemade caramel cold brew ice cream, a memorable treat enjoyed by all.
- Victoria Grace prepared the event space by cleaning, arranging, and setting up chairs. Her thoughtful behind-the-scenes work ensured a welcoming and organized environment for participants.

Additional Resources

Algae Bloom Dashboard (for public health guidance, May–October):

- ▶ <https://clark.wa.gov/public-health/public-beaches>
- Exterior GFCI Testing Assistance:
 - ▶ Contact Mike Patterson at (503) 318-7678
- EPIC Resource Archive:
 - ▶ Visit <https://tomahawkdestiny.com> and click the "EPIC" tab for safety, preparedness, and emergency planning materials.