



**TDA Regular Monthly Board Meeting**  
08/25/2025 Minutes – **Approved 9/22/25**  
Meeting Held on ZOOM

## CALL TO ORDER

President **Kate Norman** called the meeting to order at **7:24 PM** following technical difficulties.

**Roll Call:** All Board members present except Bill Mascott (Quorum present).

**Community Members in Attendance:** Steph Bairey, Bill Bowling, Jill Brown, Tom Gentry, Victoria Grace, Clare Higgins, Thea Hosford, Kelly Monfort, Mike Patterson, Tom Puhl, Robin Smith.

## APPROVAL OF MINUTES

**Motion:** **Peter Bairey** moved to approve the July 28, 2025 Minutes; seconded by **Tom O'Connor**.

**Discussion:** **Gigi Bustin** noted that the minutes did not reflect differing viewpoints on compliance matters.

**Peter Bairey** clarified that minutes are not verbatim transcripts. Minor corrections to spelling (e.g., Connie Korn) were noted.

**Vote:** 5 in favor, 1 opposed (Gigi rescinded her request to change the language). **Motion carried.**

## MEMBERSHIP FORUM

### Parking Lot Concerns (Victoria Grace):

- Community parking spaces narrower than standard:
  - Standard: 9' x 18'
  - Compact: 8' x 16'
  - SUV/Truck: 10' x 20'
- Recommendation: re-stripe lot in the future. Interim suggestion: larger vehicles back into West End walkway space.

### Meeting Minutes Transparency (Thea Hosford):

- Requested greater detail in minutes.
- Board clarified that full transcripts are not required; members may attend meetings for fuller context. Thea Expressed appreciation for the clarification.

## OFFICER REPORTS

### President (Kate Norman):

- Welcomed new members Ike and Kim Reed (534) and their daughter.

### Secretary (Liz Munnelly):

- Provided update on administrative work and form updates.

### Treasurer (Tom O'Connor):

- **July Financial Report:**
  - Expenses: \$12,178 (garage door repairs and utilities)
  - Income: below budget due to late membership payments; to be monitored
  - Checking and reserves: \$175,538.97
  - Reserve account earning 2.28% APR
- Noted year-end review pending accountant meeting. No Board questions (report attached).

## COMMITTEE REPORTS

Most committee reports were submitted by email and entered into the record.

### Maintenance Committee (Tom Puhl, Chair):

- Garage door repairs complete
- Work Party coming up in October, Dumpster will be available.
  - A task list will be provided for the volunteers.

**Resignation:** Tom Puhl resigned as Chair of Maintenance Committee effective end of September.

Tom stated that he will still be available as a consultant to whoever fills his role.

Board noted whole heartedly that he'd be missed and thanked him for his many years of service.

## OLD BUSINESS

### New Owner Registration Transfer Fee:

The Board moved to clarify the motion for the New Owner Registration Transfer Fee that was made at last month's TDA Board Meeting by Bill Mascot.

- **Motion** by **Liz Munnely**, seconded by **Gigi Bustin**, to raise **New Owner Registration/Transfer Fee from \$25 to \$600** per ownership transfer. **Approved unanimously.**

### For clarity, the Board restated what this fee covers:

- Updating Association records and databases
- Issuing new owner documentation and orientation materials
- Notifying relevant committees (Finance, Maintenance, ARC, Security, etc.)
- Coordinating parking, mailbox, and gate access changes
- Processing legal and accounting requirements

### Web Hosting & Email Addresses:

- **Steph Bairey** clarified the importance of Individual email addresses for ARC members
- 19-page website redesign proposal approved for content migration; future design enhancements deferred
- Ongoing discussion regarding the setup and training, by **Bill Bowling** and **Steph Bairey**, (if needed).

### Compliance Progress Update

- Draft enforcement letter presented by Peter Bairey to initiate ARC violation process
- Board agreed to proceed with **Formal Policy Letter** – Fee schedule to be reviewed in future
- **Motion:** **Tom O'Connor** moved, **Liz Munnely** seconded, to issue draft letter
- **Vote:** 5 in favor, 1 opposed (**Kate Norman** dissenting). **Motion carried.**

### Rules & Enforcement:

- Board will draft comprehensive enforcement policy, including templates, fee schedules, and escalation steps
- Drafts to be circulated before next meeting and reviewed by legal counsel

### Garage Eligibility / Waiting List:

Revised waiting list language approved:

- **Section 5. Garage Rental Waitlist**

*Any homeowner who is a Member in good standing shall be eligible to place their name on the garage waiting list. When a garage becomes available, the Member at the top of the waiting list shall be offered the opportunity to rent said garage.*

*As a condition of eligibility to rent a garage, the Member's legal residence must be located within the Moorage at the time the garage is offered. Proof of the Member's Moorage address is required and shall be established by documentation such as an Oregon driver's license, Oregon voter registration, or the address portion of federal tax documents.*

*In the event the Member at the top of the waiting list declines the available garage, that Member shall retain their position at the top of the list and may exercise the option to rent when the next garage becomes available, provided the eligibility requirement is satisfied at that time.*

**Motion:** **Tom O'Connor** moved, **Gigi Bustin** seconded

- **Vote:** 5 in favor, 1 abstention (**Kate Norman**). **Motion carried**

## **NEW BUSINESS**

### **Real Estate Signs (Liz Munnelly):**

- Historic rule: signs only on property, not community property or street corner; TDA Community Real Estate Kiosk available for multiple listings
- Temporary street signage was allowed when kiosk was unavailable during construction project
- Board agreed website language should be updated to reflect Community Kiosk use as standard
- Consensus: TDA Community Real Estate Kiosk preferred, formal policy to be considered

## **Closing Statements & Resignations**

**Karla Divine:** Resigned immediately due to home sale; reflected on 25 years in community and Board service.

**Kate Norman:** Resigned as President immediately after 18 years of service; expressed confidence in Vice President **Peter Bairey** to lead.

**Member Reactions:** Departures acknowledged with much appreciation for service.

## **ADJOURNMENT**

**Motion:** **Liz Munnelly** Made the motion and **Karla Divine** seconded; carried unanimously.

**Time:** 9:19 PM

### **Next Meeting**

**Date:** Monday, September 22, 2025

**Time:** 7:00 PM

# August 2025 Committee Reports

- **ARC (Architectural Review Committee)** – While we have new email addresses, we have not met as a group. We have not chosen a chair. At this point, Kate Brinkley (author) is unwilling to chair. One request for information on contractors was fielded to me, to which I responded with a website and suggestions. Otherwise, no ARC work has been done with the new group, other than what I reported last month.
- **Web / Social Media** – Website access and forms coordinated with the new Secretary. Email setup completed through NixiHost with @tomahawkdestiny.com domain. Addresses created for President, Secretary, Webmaster, and ARC. Awaiting Board decision on email address scheme. Normal website functions ongoing; requirements for a new website will be worked on in September.
- **Security** – Nothing to report.
- **Pet Committee** – Nothing to report.
- **Welcome Committee** – Welcomed new owners Ike & Kim Reed (lot 534).
- **Social Committee** – Progressive Dinner held August 2 with strong participation (33 of 35 attendees). Next dinner planned for Saturday, February 28.
- **Beautification Committee** – Fall Moorage Cleanup scheduled for Saturday, October 4 at 9:00 a.m., followed by a barbecue at 11:30. Dumpster available from Friday, October 3 (a.m.) through Tuesday, October 7 (a.m.).
- **EPIC (Emergency Preparedness / Incident Command)** – Planning a kayak re-entry demonstration with Alder Creek Kayak on Sunday, September 28 at 4:00 p.m., likely hosted on the dock of Wynn Anderson and Mike Piazza. Communications will go out via email and flyer.
- **Hayden Island Neighborhood Network (HINooN)** – Monthly meeting reports submitted for July 10 and August 14 (attached documents provided by Victoria Grace).
- **Insurance** – Insurance is to be bound 8/30 renewal. We are keeping the Traveler Crime policy. Coverage & premiums were covered last month.
- **Reserve** – Other to report.
- **WOOO** – We continue to discuss water issues with State Lands, F&WL, Marine Board Via video attendance from Salem. Still no help on addressing boat wakes. No funding plus the State is wrapped up with OTD issues.

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**

Kimberly Hazlet reported on a need to replace the "**Welcome to Hayden Island**" sign that you see on the edge of the Chevron property, as you exit onto the island, it is old, in poor condition and has foul graffiti on it. Columbia Crossings has become involved, and wanting to possibly have their inhouse designer come up with something new. The subject of a contest to come up with a Hayden Island "Logo" was discussed... More to come on that!

**Neighbors4ABetterCrossing** continues to push forward for a better alternative to the current IBRP Columbia River Crossing proposal. The IBRP is very costly and their massive plan will take up a large portion of Hayden Island and Vancouver real estate. I have elaborated on this subject in the past, and the thing that resonates for me personally - and many of you TDA folks along with the public - is also a solution to I-5 congestion. The IBRP admits *the current design does not address the growing congestion*.

HINooN prefers a design that would include a cheaper solution like an immersed tunnel and be able to keep the current bridge for local traffic. In addition, there is a great deal of data that suggested the current I-5 bridge would withstand a large earthquake as well if not better than the current IBRP proposal.

**Columbia Crossings is going to clean up Tomahawk Island Drive** by Angelinas Greek Gyros. They are considering putting in 'No Parking' signs, or a bike lane making parking along the street at that location illegal. There is also interest in putting a sidewalk in front of Floor & Décor.

Victoria Grace  
Slip #138

2025-26 P1 Expense, Cash & Reserve Position:

July 31st 2025

**Expenses**

Category	Budget	July MTD	YTD
Income	414,010	32,770	32,770
Category	Budget	July	Annual YTD
Maintenance & Repair	24,260	2,768	2,768
Taxes	88,487	-	-
Utilities	117,650	8,994	8,994
Insurance	39,977	-	-
Professional Fees	6,749	-	-
Other Expenses	7,595	416	416
<b>Total Expense B/R</b>	<b>284,718</b>	<b>12,178</b>	<b>12,178</b>

Other Expenses	Budget	MTD	YTD
Security	1,500	33	33
Pet Committee	465	98	98
Internet/Website	1,700	50	50
EPIC	100	-	-
Office Expenses	1,900	235	235
License & Fees	250	-	-
Misc Expense	1,180	-	-
Publications	-	-	-
Meals & Entertainment	-	-	-
Annual Meeting	500	-	-
<b>Total Other Exp.</b>	<b>7,595</b>	<b>416</b>	<b>416</b>

Large or Unusual Expenses			
Description		MTD	YTD

**Cash**

Key Bank - Checking	\$	30,908.37
Key Bank - Reserve	\$	144,630.60
<b>TOTAL</b>	\$	<b>175,538.97</b>
2.28% APR Interest MMDA	\$	276.11

**2024-25 YTD Reserve Activity Summary**

Starting Balance	144,354.49
<u>Transfer Activity</u>	None
Income to Reserve Goal:	\$ 130,192.00
Reserve Interest Income YTD:	\$ 276.11
Total FY Reserve Project Expenditures	\$ -

**Notes:**

