



TDA REGULAR MONTHLY BOARD MEETING

January 26, 2026 Minutes – **Approved 2/23/2026**

Held on ZOOM

CALL TO ORDER: President Peter Bairey called the Meeting to order at 6:00 p.m.

ROLL CALL AND QUORUM: Board members present: Peter Bairey, Liz Munnelly, Tom O'Connor, Gigi Bustin and Bill Mascot. A quorum was confirmed.

Members in attendance included: Steph Bairey, Steve Bustin, Jeff Gendron, Victoria Grace, Danna & Dave Herrell, Thea Hosford, Eric Kiebler, Sean McCarthy, Kate Norman, Del Nordquist, Mike Patterson, Robin Smith and Janice Solimeno.

Approval of Minutes: The Draft November Board Meeting Minutes were approved as presented by unanimous consent.

Proof of Notice: Meeting Agenda was distributed to Membership on January 21, with a reminder sent on the morning of the meeting.

MEMBERSHIP FORUM:

A member addressed the Board regarding ongoing safety, maintenance, and enforcement concerns related to slip 494. The member expressed concern about prolonged noncompliance, potential safety risks, property impacts, and the importance of consistent rule enforcement across the community.

Board Response: Peter Bairey thanked the member for bringing the concerns forward and acknowledged the seriousness of the issues raised. He noted that rules enforcement would be discussed later in the meeting and affirmed its commitment to addressing safety and compliance matters. *(No Board action was taken during the Membership Forum.)*

PRESIDENT'S REPORT:

Peter Bairey provided the following updates – **Volunteer Appreciation:** Thanks were extended to community members who responded to the Maintenance Committee recruitment. Special recognition was given to Mike Patterson for his leadership and extensive volunteer efforts coordinating maintenance work and contractors.

Community Announcements:

- The **Progressive Dinner** is scheduled for **February 28**.
- Community member Don "Crawdad" Gire, **Celebrated his 85th birthday** January 29.

Environmental Overlay Update: The President briefed the Board and members on proposed changes to the **Columbia Environmental Overlay**, which may expand environmental zoning designations affecting the island. Potential impacts include increased setback requirements that could affect Association property.

SECRETARY'S REPORT:

Liz Munnelly welcomed **new renter Andrew Langevin** to the Moorage – who moved into 580, this past December. Employed by Riverbank, Andrew is familiar to many residents due to Riverbank's prior work on the West End.

The Secretary also reported that the Directors held a **Board Retreat in early January**, which was attended by four community members. **Minutes from the retreat are still in progress** and will be presented for Board review and approval at the February Board meeting.

TREASURER'S REPORT:

Tom O'Connor presented the **November and December 2025 financial reports** and noted that the Association's fiscal year runs from July 1 through June 30.

In **November**, income and expenses tracked close to budget. A scheduled property tax installment was paid as part of the annual total of approximately \$29,440, with utilities and operating expenses remaining within normal ranges. The Treasurer reiterated that property taxes are paid in installments rather than drawing the full amount from reserves at once. **Two \$15,000 transfers were made from checking to reserves, increasing the reserve balance to approximately \$175,562**, and the reserve account interest rate rose to 2.76%.

In **December**, expenses were routine with no significant anomalies. **The reserve account interest rate increased to 3.82%**, and December interest income totaled \$572.35, supporting the projected \$4,000 in annual interest income. **An additional \$15,000 was transferred to reserves, bringing the reserve balance to approximately \$191,134**. The Treasurer reported that the Association remains financially on track. *(The Board raised no further questions).*

COMMITTEE REPORTS:

Architectural Review Committee (ARC)

A written ARC report was submitted and referenced. **Steph Bairey, ARC Chair**, reported that it is beginning a review of the **top five homes with the most noted issues from the 2023 survey**, with assistance from past ARC members, Percy and Steve.

Mike Duncan, who had previously been elected to the ARC, has resigned. **Danna Herrell** has agreed to fill **the vacant ARC position on an interim basis**. It was clarified that this appointment is temporary and that ARC members must stand for election at the Annual Meeting.

Motion: To appoint Danna to the vacant ARC position on an interim basis **Moved by:** Liz Munnelly **Seconded by:** Gigi Bustin **Vote: Motion carried unanimously**

Danna was appointed to the ARC, effective immediately.

TDA Website Committee

In the absence of current Webmaster, **Steph Bairey** reported on the new TDA website on behalf of **Bill Bowling**. While still in progress, the site is sufficiently developed which allowed Steph to provide a preliminary demonstration.

Key features of the new website include:

- Public and resident-only pages, with secure resident login
- A community calendar and general information pages
- Administrative controls for designated users
- A searchable resident directory with role-based listings
- Centralized document storage with improved organization, search, and download functionality
- TDA Email functionality is hosted on the same platform

Steph noted that not all documents have been migrated from the existing website and that bulk transfer options are being explored to complete the transition. Future capabilities under consideration include online HOA dues payments, including potential automatic payment options pending coordination with the Treasurer and CPA.

The anticipated launch timeline is one to two months, subject to testing, after which the existing website will be retired. It was reported that hosting costs for the new website are approximately **\$12 /mo**, representing a significant cost savings compared to the current hosting arrangement averaging at \$141/mo.

No formal action was taken.

PGV Committee

A written PGV report submitted by Robin Smith was referenced. The Committee reported that all garages have now been inspected.

- **Garage #16** was inspected and found to be in excellent condition.
- **Garage #21** has been identified as unable to comply with program requirements; the occupant intends to vacate the garage by the end of February and has begun taking steps to do so.

The Committee reported that all previously identified non-compliant garages have now been addressed. Overall, the PGV inspection process was described as successful, and appreciation was expressed for the work of Robin and Jane.

Maintenance Committee Report

The Maintenance Committee report was presented, including a review of recent maintenance activities and volunteer efforts.

The Board acknowledged and expressed appreciation for the significant contributions of community volunteers, including assistance with:

- Tomahawk Lake pump-out operations
- Secured the TDA Office, after breaking loose
- Emergency standoff repairs at Slip 494
- West End Sewer line repairs (approximately \$1,400)
- Equipment servicing & repair of pump
- East End - Finger 1, dock lighting repairs

Many Thanks go out to members, Bill Bowling, Ken Brinkley, Steph & Peter Bairey, Marco Fischer, Don Gire, Greg Korn, Del Nordquist, Mike Patterson, Mike Piazza, Robin Smith and Janice Solimeno, who volunteered their time. It was also noted that renters Andrew Langevin and Josh Sanz also assisted and their skills were much appreciated during the emergency stabilization efforts related to Slip 494. (For volunteers we may have missed - **We are grateful for your Help!**).

Additional maintenance updates included ongoing work related to freeze valve installations.

Board Actions Related to Maintenance

Courtesy Notice - Slip 210

The Board discussed repeated incidents involving a pontoon boat at Slip 210 breaking free and requiring emergency securing by neighboring residents.

Motion: To send a courtesy notice to the owner of Slip 210 regarding the pontoon boat

Vote: Approved unanimously

West Finger Dock 4 - Decking Repairs

Volunteers have offered to complete decking repairs, requiring the purchase of materials only.

Motion: To approve up to \$1,400 for lumber and materials for Finger Dock 4 repairs

Vote: Approved unanimously

Dock Flotation Repairs - East and West Ends

The Board discussed dock flotation issues affecting:

- The **East End**, specifically between Finger Docks 1 and 2, where uneven flotation presents accessibility and safety concerns.
- The **West End**, where flotation degradation has resulted in submerged structural elements and increased risk of further damage.

The Board determined that both areas require corrective flotation work to be performed by a Diving Contractor, with costs based on time and materials. Due to the variable nature of the work, an upper spending limit was established.

Motion: To authorize dock flotation repairs on both the East End and West End with an expenditure cap of \$3,000 total, and to authorize the Maintenance Committee to schedule the work with a contractor. **Vote:** Approved unanimously

OLD BUSINESS:

Formal Enforcement Policy - Member Summary

The Board reviewed the proposed **TDA Formal Enforcement Policy and Fine Schedule**, which had been reviewed by Association legal counsel and developed over several months. The policy was presented as **Administrative Resolution No. 10**

The Formal Enforcement Policy ensures that **TDA rules are applied consistently, fairly, and transparently**. The policy prioritizes communication and informal resolution, while clearly outlining the steps the Association will follow if an issue cannot be resolved.

Key Points of the Policy:

- The Association will **attempt informal resolution first** whenever possible.
- Formal enforcement begins with a **written Notice of Violation** citing the specific bylaw involved.
- Owners are entitled to an opportunity for a hearing before enforcement action is taken.
- **Emergency or safety-related issues** may be addressed immediately to protect people and property.
- **Costs associated with emergency repairs, abatement, or legal action** may be assessed to the affected slip, as permitted by the bylaws.
- **Administrative fines are separate from repair or legal costs** and are not retroactive.
- The policy takes effect **30 days after adoption**.

Motion: To adopt **Resolution No. 10 - Formal Enforcement Policy and Fine Schedule**, as presented, subject to the minor correction establishing a 30-day effective date following adoption.

Moved by: Tom O'Connor **Vote:** Approved unanimously. **Resolution No. 10 was adopted.**

Abatement of Slip 494

The Board discussed ongoing non-compliance issues associated with **Slip 494**, including prior notices, emergency repairs, and potential next steps under the Association's bylaws.

It was reported that:

- Slip 494 has been the subject of repeated compliance concerns over an extended period.
- A written **notice outlining bylaw violations** and requested remedies was sent to the owner in **May 2025**.
- **A formal Notice of Violation was issued on August 30, 2025**, delivered via registered mail, email, and hand delivery. The registered letter was returned unopened; however, delivery requirements were met.
- No meaningful compliance or response has been received since issuance of the August notice.
- The Board recently authorized **emergency abatement work** following a safety incident in which the structure broke free, consistent with the Board's authority under **Article 9 of the bylaws**.
- Emergency work was ordered and will be paid for by the Association, with costs to be **assessed directly to Slip 494** upon receipt of invoices.

The Board reviewed available enforcement tools under the bylaws, including:

- Assessment of abatement and repair costs to the slip
- Liens for unpaid assessments
- Restriction or removal of exclusive-use privileges
- Legal action
- Certificate revocation and removal of the structure, as a last resort

Board members discussed the financial implications, precedent-setting nature of enforcement actions, and the importance of acting consistently, proportionally, and in accordance with adopted procedures. **It was emphasized that the goal of enforcement is to bring the member into compliance**, while protecting safety of neighboring homes and the TDA's interests.

Action: A Sub-quorum of Board members (Peter and Gigi) to further evaluate enforcement options related to Slip 494 and to return with recommendations for next steps at a future meeting.

No formal enforcement motion was taken at this meeting.

Parking Lot Drainage Repair

It was reported that the clogged drainage line, at river level, was cleared mid-January, hopefully restoring flow from the parking lot to the river. **TC Diving performed the work** at a total cost of **\$1,459**. The Board acknowledged that a portion of the cost was attributable to setup/access, including barge positioning. Appreciation was expressed for volunteer assistance that helped facilitate the work.

The Board will continue to monitor conditions for effectiveness, after the next major rain event. No further action was taken at this time.

East End Piling Project - Phase 2

The Board received a status update on **Phase 2 of the piling replacement project**. At this time, the project is progressing as planned and **remains on schedule**.

The work is anticipated to occur during the 2027 fiscal year in-water work window, between November 1, 2026 and February 28, 2027, subject to final scheduling.

- Involves the removal of **nine existing wooden pilings** and installation of **seven new steel pilings**, including **five along Finger 2** and **two at the main walkway**.
- **Several floating homes will need to be temporarily relocated** to complete the work; relocation services are **not included in the Mark Marine bid** and will be coordinated separately.
- **Mark Marine's bid** for Phase 2 is approximately **\$170,000** in work planned for the applicable fiscal year.
- **The project presents an opportunity to complete related work** while homes are temporarily removed, including **inspection and repair of whalers, flotation, water lines, sewer lines, and electrical connections**; these ancillary repairs may result in additional costs.

Board members discussed the challenges associated with scheduling subcontractors and ancillary work during active pile-driving operations and emphasized the importance of realistic planning.

No motions were made, and no action was taken at this time.

Dredge Project Update

Tom O'Connor reported on the status of the dredge project, informing the Board that **Kate Norman** has agreed to **remain on the Dredge Committee**, providing valuable historical knowledge and continuity on this complex, highly regulated effort.

The Board previously budgeted funds in fiscal year 2026 for dredge-related permitting and studies. To date, only a \$400 permit renewal fee has been paid, and based on input from the Association's consultant, total costs are expected to come in **below budget**. Certain studies can be deferred to fiscal year 2027, allowing for improved timing and potential cost savings.

Key Points

- Channel maintenance survey and sediment evaluation may be deferred to FY27.
- Regulatory coordination is ongoing with the Department of State Lands and Army Corps of Engineers.
- Final cost figures will be provided to the Board as they are confirmed.

The Committee is continuing to work with its consultant to confirm final requirements and costs, which will be shared with the Board as they become available.

Governance and Reorganization Proposal

The Board received a presentation from **Gigi Bustin** regarding proposed **Governance and Reorganization Framework** intended to restructure how TDA work is organized and managed.

It was explained that the current governance model places the Board at the center of most operational functions, resulting in:

- Board involvement in initiating, managing, and approving many day-to-day activities
- Committees that primarily function only when directed by the Board
- Difficulty for members to advance ideas without direct Board sponsorship
- Concentration of responsibilities among a small number of volunteers, contributing to burnout

Governance and Reorganization Continued

The proposal recommends reorganizing TDA work into **six standing committees**, with all other roles and functions organized beneath those committees and reporting upward. Under this model:

- Standing committees would focus on planning, advising, and coordinating work
- The Board would retain, fiduciary oversight, policy, approvals, and enforcement
- Each standing committee would have a Board liaison
- Committees would operate in a more bottom-up manner, bringing recommendations to the Board
- Committee charters would be developed to clarify scope, authority, and expectations
- The structure is intended to reduce single points of failure and distribute workload more evenly

The proposed standing committees were described as:

- Finance
- Maintenance
- Community
- Security / EPIC
- Architectural Review Committee (ARC)
- One additional functional committee as outlined in the proposal

Gigi noted that **many functional roles currently exist** but are not organized within a standing committee structure, and that this reorganization would primarily formalize coordination rather than create entirely new work.

During the Board discussion it was estimated that **approximately 20-24 volunteers would be needed** to fully staff the proposed structure.

Bill Mascott suggested starting with fewer standing committees or prioritizing certain functions first. He **voiced concerns on whether sufficient volunteer capacity exists** within TDA membership.

- The Board emphasized preventing volunteer burnout through shared responsibility, succession planning, and apprenticeship or rotation models to train new volunteers and increase participation.
- **Failure to sustain a volunteer-led structure may require the hiring of outside property management**

The adoption of a bottom-up committee structure would require the Board to intentionally delegate operational planning and allow Committees discretion in how work is carried out, within established policy and budgetary constraints.

Board agreed that additional refinement, including the review of existing roles and how they compare to the proposed structure.

The proposal will be revised and taken up by the Board for further consideration at a future meeting.

NEW BUSINESS:

Budget and Reserve Discussion

The Board discussed plans for the Fiscal Year 2026-2027 budget, with **Tom O'Connor outlining the process**. Committee chairs and others responsible for submitting budget numbers will have a March 15 deadline to ensure a working draft is ready for the Board's March meeting. **Tom emphasized that HOA fee levels are largely driven by reserve contributions**, which fund long-term maintenance rather than short-term fixes.

Peter Bairey reviewed the current state of the **TDA's reserve account**. He noted **the reserve remains underfunded**, and that **larger contributions will be necessary** to cover long-term maintenance of community assets. **Liz Munnelly** expressed a willingness to be more involved in the upcoming budget process, especially with reserve planning, **to ensure long-term issues**, (such as the parking lot drainage), **are addressed rather than temporarily fixed** or postponed. **Gigi Bustin** asked if including **reserve funding percentages in the monthly financial report** was possible, as a way to keep the membership informed about TDA's financial health.

Budget & Reserve Discussion Continued

Key Points:

- March 15 is the deadline for committee budget submissions.
- HOA fee increases are primarily driven by **required reserve contributions**.
- TDA is **underfunded**; increasing reserve contributions is critical for long-term maintenance.
- Emphasis was placed on **long-term planning for repairs and maintenance** (e.g., parking lot and other critical infrastructure) rather than relying on short-term “band-aid” fixes. **Projects should be reflected accurately in the reserve budget to avoid future shortfalls.**
- Acknowledged the need to **improve transparency by strengthening member communication around monthly financial reporting, reserve funding, and the TDA’s financial health.**

The Board confirmed that a more detailed discussion and presentation of reserve numbers will occur at the next meeting once the updated reserve study is completed.

MEETING ADJOURNMENT:

Motion to adjourn was made by Tom O’Connor and was unanimously approved.

Meeting adjourned at 8:38pm

Next TDA Board Meeting will be held February 23rd, via ZOOM.

TDA Committee Reports for November 2025 – January 2026

Form: TDA Monthly Committee Report

Submitted By: Robin Smith

Date: 01/18/2026

Status: NEW

Committee Name: PGV

Report Date: 1/18/2026

Committee Chair: Robin Smith

Report text All garages have had garage inspections completed, except two. Nielson has not responded to repeated requests. Scott has had two attempts to comply with Tom supervising. What would the board like to do about these two who are not in compliance?

Form: TDA Monthly Committee Report

Submitted By: Mike Patterson

Date: 01/20/2026

Status: NEW

Committee Name: Maintenance & Reserve

Report Date: January

Committee Chair: Mike Patterson

Report text TDA Maintenance & Reserve Report - January 2026 Emergency Issues Lake Tomahawk pump out 12/5 – Volunteers: Ken B, Peter & Steph B, Bill B & Greg K. Secured Office due to broken standoff Home #494 broke loose, needed securing – Volunteers: Andrew L, Josh S, Mike Piazza, Del N? - Broke loose again the following day Main sewer leak in front of home #550. Repaired by plumber, isolation valve installed – \$1,395 Lake Tomahawk 2nd pump out 12/18 – Volunteers, Ken B, Bill B, Don G & Marco F Home #210: Pontoon boat broke loose during wind storm (2nd time) East finger #1 lights went out. Faulty GFI Maintenance Repairs Serviced chainsaw Repaired Trash Pump, purchased hose & Intake Filter – Volunteers: Bill B, Greg K & Don G. Tested freeze valves (3 bad) – Ordered 3x new freeze valves Installed 2x freeze valves on East fingers #1 & #3 (4 total) Safety Cones, cleaned/ separated – Volunteer: Janice S. In-Progress Initiated Annual Reserve update with Regenesys - All committees need to update their future reserve spending requirements? - Treasurer forecast FY 2026 end balance: \$281,134. Interest on funds 3.25% RiverBank to re-chain home #494, when available Mark Marine and CJMC to schedule piling planning walk through - TBD TC Diving drain pipe cleaning completed January 19 On The List West end finger #4 volunteers to re-plank finger walk due to safety concerns Lumber cost to TDA \$1,072+ additional delivery and fastener expense Request TDA Board to approve expense West end docks need floatation East end dock needs floatation removed (1 block between fingers 1 & 2) Install freeze valves on East fingers 2 & 4 Garage door #18 needs reinforcement & lubrication East finger #1 volunteers to dye test 7x honey pots for leaks Whaler tightening – TC Diving: Time & Material cost, based on availability

Report Attached

Form: TDA Monthly Committee Report

Submitted By: Kelly Monfort

Date: 01/20/2026

Status: NEW

Committee Name: Welcoming Committee

Report Date: Jan 20 2026

Committee Chair: Kelly Monfort

Report text Nothing new to report

Form: TDA Monthly Committee Report

Submitted By: Kelly Monfort

Date: 01/20/2026

Status: NEW

Committee Name: Pet

Report Date: 1/20/2026

Committee Chair: Kelly Monfort

Report text Nothing new to report

Form: TDA Monthly Committee Report

Submitted By: Jane Gire

Date: 01/22/2026

Committee Name: Social

Report Date: 1/22/2026

Committee Chair: Jane Gire

Report text Progressive dinner. Saturday February 28 Flyer to be emailed and signed sheets on the bulletin board Don Gire "CrawDad" is 85 on January 29!!!!

Committee Name: Beautification

Report Date: 1/22/2026

Committee Chair: Jane Gire

Report text Save the date. Saturday April 11@9:00. Spring clean up Barbecue in the community garden

Form: TDA Monthly Committee Report

Submitted By: Joan Flora

Date: 01/20/2026

Status: NEW

Committee Name: EPIC

Report Date: 1.20.26

Committee Chair: Joan Flora

Report text Needs for Support: N/A Key Activities / Progress Made: AED/CPR training will be delivered during Happy Hour on Thursday, January 22, 2026. Budget Updates or Constraints: N/A Challenges or Issues Encountered: N/A Notable Successes or Lessons Learned: Continued goodwill and trust with the TDA Board and residents. Upcoming Plans: Looking to partner with Mike Patterson and the maintenance committee for winterization information and other timely information for residents. Spring Happy Hour planned for May 2026, focusing on water safety and Emergency Preparedness Basics. Time, date, and location TBD. The Portland Bureau of Emergency Management has marked the Hayden Islands Neighborhood Emergency Team (NET) as inactive. Joan is pursuing training as a NET leader with PBEM. I will be making a report to the Board once I have certification in early February, and I will outline the steps I would like to take to re-establish NET for TDA with growth to Hayden Island.

Form: TDA Monthly Committee Report

Submitted By: Stephanie Bairey

Date: 01/22/2026

Status: NEW

Committee Name: ARC

Report Date: 01/22/2026

Committee Chair: Steph Bairey

Report text ARC Committee Report — January 2026 Membership: Mike Duncan has resigned. Danna Harrell (#380) has expressed interest in joining and would be a welcome addition to the committee. Completed: Slip #354 (Healy) heat pump—approved and installed, case closed. In Progress: Slip #218 (Patterson) trellis request—final drawings submitted 1/20/26, being reviewed now. Slip #376 (Sheadel/ Gonia)—under internal review; consulting with ex-ARC on historical documentation and rule interpretation. Upcoming: The committee will resurvey five properties flagged in the 2023 priority violations survey to assess current status. Survey scheduled for February 9th. Ex-ARC members have been invited, for context. Support Needed: none at this time.

Form: TDA Monthly Committee Report

Submitted By: Victoria Grace

Date: 01/22/2026

Status: NEW

Committee Name: Hayden Island Neighborhood Network

Report Date: January 8th monthly HINooN Board meeting

Committee Chair: Victoria Grace

Report text In the document attached!

HiNoon Report Attached

**** ALSO ****

**WOOO Waterfront Organizations of Oregon
Looking for a Volunteer to represent TDA**

TDA Maintenance & Reserve Report - January 2026

Emergency Issues

- Lake Tomahawk pump out 12/5 – *Volunteers: Ken B, Peter & Steph B, Bill B & Greg K.*
- Secured Office due to broken standoff
- Home #494 broke loose, needed securing – *Volunteers: Andrew L, Josh S, Mike Piazza, Del N*
- Broke loose again the following day
- Main sewer leak in front of home #550. *Repaired by plumber, isolation valve installed – \$1,395*
- Lake Tomahawk 2nd pump out 12/18 – *Volunteers, Ken B, Bill B, Don G & Marco F*
- Home #210: Pontoon boat broke loose during wind storm (2nd time)
- East finger #1 lights went out. Faulty GFI

Maintenance Repairs

- Serviced chainsaw
- Repaired Trash Pump, purchased hose & Intake Filter – *Volunteers: Bill B, Greg K & Don G.*
- Tested freeze valves (3 bad) – Ordered 3x new freeze valves
- Installed 2x freeze valves on East fingers #1 & #3 (4 total)
- Safety Cones, cleaned/separated – *Volunteer: Janice S.*

In-Progress

- **Initiated Annual Reserve update with Regenesiis**
 - All committees need to update their future reserve spending requirements
 - Treasurer forecast FY 2026 end balance: \$281,134. Interest on funds 3.25%
- RiverBank to re-chain home #494, when available
- Mark Marine and CJMC to schedule piling planning walk through - TBD
- TC Diving drain pipe cleaning completed January 19

On The List

- West end finger #4 volunteers to re-plank finger walk due to safety concerns
 - Lumber cost to TDA \$1,072+ additional delivery and fastener expense
 - Request TDA Board to approve expense
- West end docks need floatation
- East end dock needs floatation removed (1 block between fingers 1 & 2)
- Install freeze valves on East fingers 2 & 4
- Garage door #18 needs reinforcement & lubrication
- East finger #1 volunteers to dye test 7x honey pots for leaks
- Whaler tightening – TC Diving: Time & Material cost, based on availability

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

After a December break, the highlights of the January Board meeting included the following: There were ongoing discussions about the **Interstate Bridge Project** and escalating costs and viability, and impact on the community. The latest pricing estimates for the IBR project are now at \$14 billion to \$17.7 billion. HINooN's position is that whether you're for or against the IBR's mega bridge, it was never going to solve traffic congestion at the crossing. During the 15+ years it would take to build, it would have drastically impacted our livability and caused a great economic strain on island residents. It would've lowered property values and forced more businesses to leave. It would have killed great numbers of fish & marine life and damage to our environment, during 4-yr of high impact drilling for bridge supports. The I-5 bridge is still very strong. The solution to solving traffic congestion now is to repurpose IBR's funding to an "expressway" from Delta Park to Vancouver with an ITT, or toward a 3rd crossing on the Columbia which would also help mitigate Portland's Critical Energy Infrastructure (CEI) Hub earthquake concerns. This is an ongoing subject of great interest...

The group discusses organizing a training session focused on the **Critical Energy Infrastructure Hub (CEI Hub)** a facility that plays a vital role in storing and distributing fuel and energy for the region. Training is considered important to educate residents about emergency preparedness and potential risks associated with the hub, helping the community to understand how to respond in the event of an incident.

Further discussion about **Emergency Preparedness for the island in general. A Siren has been proposed** as a good warning system for residents in the event of a natural disaster. This deserves further investigation.

The Board addressed various **Community Engagement Initiatives** designed to strengthen local Involvement. Plans are in the works for upcoming events at PALs restaurant, aiming to bring residents together. More to come on this...

Victoria Grace, HINooN
Slip #138



Statement Of Purpose

- Enhance educational programs for waterway users, boosting public river access and diverse activities.
- Cultivate stewardship for Oregon's waterways, focusing on environmental care and recreation.
- Keep tabs on and relay updates from governmental agencies about waterway regulations affecting waterfront community members.
- Collaborate with groups to support the shared interests of all waterway users.

Waterfront Organizations of Oregon Background Information:

The Waterfront Organizations of Oregon (WOOO) was established following a zoning discrepancy in Multnomah County that reclassified several waterfront properties, including moorages and marinas, from Multi-Use Agricultural (MUA-2) to Commercial Forest Use (CFU). This change threatened these properties with non-conforming status, potentially hindering future development and devaluing them. Property owners and stakeholders collaborated with the county to address this issue, leading to the formation of the organization. In late 1999, to include a broader range of waterway and waterfront interests, the by-laws and name were revised, resulting in the Waterfront Organizations of Oregon.

WOOO- A Voice for our Waterways!

At WOOO, we're not just a community – we are a force for change. Our members are passionate advocates for the health and safety of Oregon's waterfronts and we're tackling some of the most pressing issues facing our waterways today.

Guardians of the Waterfront

Lobbying for Waterfront Interests: Our lobbying efforts span federal, state, and local levels to advocate for the interests of our waterways and communities.

Protecting Floating Property Owners: We aim to eliminate unfair tax warrants on floating properties, protecting credit ratings and fighting against unreasonable tax practices.

Community Outreach

Addressing Derelict Boats: We're raising public and federal funds to tackle the issue of abandoned boats polluting our waters.

Protecting Floating Property Owners: We aim to eliminate unfair tax warrants on floating properties, protecting credit ratings and fighting against unreasonable tax practices.

Our Latest Achievements

Fighting the 'Rain Tax': We're vigilantly monitoring BES and stormwater fees to ensure they stay fair and reasonable.

Advocating for Comprehensive Vessel Removal: We're pushing to ensure that all ADV funds are used effectively to remove vessels from all submerged lands, not just state-operated ones.

Join Our Cause? TDA is a member of WOOO, and we are looking for a permanent replacement for long-time representative Don Gire. Don retired end of 2025, and I am taking his place on a temporary basis as “interim representative with voting.” I have a lot on my plate - We Need YOU! This is a fantastic group and wonderful networking... Please think about joining this prestigious group. I'd like to tell you all about the meetings and who is there every month. Please feel free to contact me! Victoria Grace victoriawins@aol.com 503-860-6947

As a WOOO member, you'll be part of a community that actively shapes the future of Oregon's waterfronts. Your voice, your concerns, and your advocacy matter. Join us today and help us make a difference for the waterways we all cherish!"

WOOO Board Meeting
First Wednesday Each Month at 12 Noon
(Best Practices Moorage/Marina Leaders Group at 11am)

Waterfront Organizations of Oregon
Board Meeting Portland Yacht Club or Zoom
1241 NE Marine Drive
Portland Oregon 97211
BEST PRACTICES MOORAGE LEADERS GROUP Starts at 11am
WOOO BOARD MEETING begins at 12 NOON

2025-26 P6 Expense, Cash & Reserve Position:

December 31st 2025

Expenses

Category	Budget	December MTD	YTD
Income	415,010	34,827	206,410
Category	Budget	December	Annual YTD
Maintenance & Repair	24,260	840	11,176
Taxes	88,487	29,440	29,590
Utilities	117,650	7,324	49,914
Insurance	39,977	-	39,468
Professional Fees	6,749	-	1,235
Other Expenses	7,595	610	2,092
Total Expense B/R	284,718	38,214	133,475

Other Expenses	Budget	MTD	YTD
Security	1,500	-	33
Pet Committee	465	-	98
Internet/Website	1,700	329	845
EPIC	100	-	-
Office Expenses	1,900	224	991
License & Fees	250	57	125
Misc Expense	1,180	-	-
Publications	-	-	-
Meals & Entertainment	-	-	-
Annual Meeting	500	-	-
Total Other Exp.	7,595	610	2,092

Large or Unusual Expenses			
Description	MTD	YTD	
None	0	0	

Cash

Key Bank - Checking	\$ 27,464.91
Key Bank - Reserve	\$ 191,134.47
TOTAL	\$ 218,599.38
3.82% APR Interest MMDA	\$ 572.35

2025-26 YTD Reserve Activity Summary

Starting Balance	144,354.49
Transfer Activity	
Oct 31 transfer from checking	\$ 15,000.00
Nov 24 transfer from checking	\$ 15,000.00
Dec 24 transfer from checking	\$ 15,000.00
FY Reserve Fund Contributions	\$ 45,000.00
Income to Reserve Goal:	\$ 130,192.00
Reserve Interest Income FYTD:	\$ 1,779.98
Total FY Reserve Project Expenditures	\$ -

Notes:

Reserve fund transfers planned at 15K per month

