

## **TDA Annual Committee Report**

**Committee: Various**

**Submitted by: Bill Bowling and Committee Leads**

**Date: May 1, 2025**

## **Security Report 2025 Annual Meeting**

**Submitted by:** Corinn Castro

While about a year into having our new gate system, it has not been without its issues. Fingers crossed the final bugs have been worked out, but really, only time will tell.

A reminder to please text or email Corinn with any incidents of malfunction or evidence of unauthorized entry/break-in. The sooner the team knows about it, the sooner someone can troubleshoot and resolve the issue.

As summer comes on, we tend to have more guests, and it is typically not an issue for those occasional guests to park in the lot. We ask that when you have larger gatherings, you ask guests to park in the outer lot, and remember it is your responsibility to let your guests out of the gate, so please be available to do that, either with your phone or by walking them up to the lot.

Contact Corinn with any questions about gate use, to get dial-up access, or to purchase cards or clickers.

Almost all petty crime is opportunistic: unlocked doors & items left in plain sight, garage door openers, card keys, and clickers left in vehicles.

Get to know your neighbors, be aware of what is happening around you, keep an eye on tailgaters, and always politely question someone driving in through the out gate.

Please report all crime events to the police and the moorage security team. This is important because that is the only way we know to investigate what happened and then to devise ways to prevent or deter it from happening in the future.

## **Hayden Island (Hi-Noon) Report**

**Submitted by:** Victoria Grace #138

HI-Noon's April Board meeting was via Zoom. Mr. William Warncke from the 'Interstate Bridge Replacement' (IBR) discussed the proposal to build a 16-traffic lane mega bridge over Hayden Island from Delta Park to Vancouver, WA. They would like to purchase a 65-acre piece of land on the southwest side of Hayden Island for dredge spoils. This has raised concerns regarding the environmental impact, including harm to marine life. HI-Noon and other organizations are actively opposing the IBR.

For more information on the alternative plan for an Immersed Tube Tunnel (ITT), visit the Neighbors For A Better Crossing (NFABC) website: <https://neighbors4a-bettercrossing.org>.

## **Beautification and Social Report**

**Submitted by:** Jane Gire

Landscaping crew maintained weekly lawn mowing and parking lot cleanup.

The dog run was covered with wood chips.

Fall cleanup included a barbecue lunch.

The blue boat was removed from the entry gate area.

**Budget request:** \$500 increase for additional fall leaf collection labor, raising the beautification budget to \$12,000.

### **Social Events:**

- Two progressive dinners held, both well-attended.
- Next event: Summer Progressive Dinner on Saturday, August 2, 2025 (Location TBD).
- April 19 work party was well attended; the property looks beautiful for the season.

## **TDA Annual Committee Report - Webmaster**

**Submitted by:** Bill Bowling

As the TDA Webmaster, my primary responsibility has been to maintain and update the TDA website, ensuring that content is accurate, accessible, and up to date. The site serves as a key communication tool for residents, providing access to community news, events, documents, and committee updates.

### **Key Activities in the Past Year:**

- **Content Updates:** Regular posting and maintenance of meeting agendas, minutes, financials, event notices, and emergency alerts.
- **Committee Collaboration:** Worked with various committee leads to post relevant materials, including EPIC emergency preparedness updates, PGV vehicle registration reminders, maintenance bulletins, and social events.
- **Website Infrastructure:** Ensured reliable uptime, backups, and security patches for the site. No major outages or incidents were reported this year.
- **Calendar Use:** Promoted the use of the online calendar to communicate annual meetings and community events. Committee leads are encouraged to utilize this tool more consistently moving forward.
- **Facebook Group:** Implemented the new “Tomahawk Destiny Association” Facebook group, ensuring multiple admins and community guidelines for positive engagement.

### **Coordination with Service Providers:**

- **FrontSteps:** Continued working with our web provider to resolve bugs related to the resident messaging system and to ensure prompt delivery of communications.
- **GoDaddy:**
  - Ensured our domain name remains active and protected.
  - Initiated research into GoDaddy’s email hosting services as a potential option for official TDA communication.

## Email Hosting Evaluation:

In response to multiple requests for dedicated TDA email addresses (e.g., president@tomahawkdestiny.com), I conducted a cost comparison between FrontSteps and GoDaddy (Email Essentials) to support 8 users (4 board members + 4 committee chairs).

### Cost Comparison: 8 Users – First Year vs. Second Year

Provider	First-Year Cost	Second-Year	Notes
FrontSteps	\$484 (= \$100 setup + \$384/yr)	\$384 (recurring)	\$4/user/month × 8 users; \$100 one-time setup fee applies in Y1
GoDaddy (Essentials)	\$287.04 (= \$2.99 × 8 × 12)	\$287.04	No setup fee; price remains consistent year to year

### 2-Year Total Cost

- **FrontSteps:** \$484 (Year 1) + \$384 (Year 2) = \$868
- **GoDaddy:** \$287.04 (Y1) + \$287.04 (Y2) = \$574.08

**Conclusion:** GoDaddy offers lower overall cost, greater mailbox storage (10 GB), included spam filtering, and an easy-to-manage admin panel—making it a strong candidate for our email hosting needs.

### Looking Ahead:

- **Email System Upgrade:** Plan to introduce unique email addresses for board and select committee chairs to streamline communication and make it easier for residents to reach the right contacts.
- **Digital Tools:** Will explore additional tools such as forms, surveys, and secure file sharing to support evolving community needs.
- **Document Access:** Aim to work with committees to improve how documents are categorized and accessed online.
- **Communication Support:** Continue assisting with formatting, announcements, and resident communications as needed.

### Facebook Page Implementation:

The TDA Facebook page has been launched to enhance real-time community communication. This platform provides another avenue for updates, events, and conversations that help foster a connected and informed neighborhood.

**Appreciation:**

Thanks to the board, committee leads, and residents who have made communication a priority. I'm happy to continue supporting our shared efforts to stay informed and connected.

# **EPIC (Emergency Preparedness Information Committee) Report**

**Submitted by:** Trudy Bowling, Joan Flora, Judy Goelher, Clare Higgens, Mike Duncan

## **Mission:**

The Emergency Preparedness Information Committee (EPIC) aims to educate residents and increase awareness about actions that improve resilience and survival during emergencies. EPIC provides ongoing communications and resources to help neighbors prepare for potential disasters.

## **Key Resident Preparedness Recommendations:**

- Store water— 1 gallon per person per day for at least 2 weeks.
- Maintain a 2-week supply of non-perishable (dehydrated/canned) food.
- Assemble a Go Bag / Ditch Bag using Red Cross guidelines.
- Keep a well-stocked first aid kit.
- Know the locations of dock water hoses and fire extinguishers for initial response before emergency personnel arrive.

## **Annual Meeting Contributions:**

- EPIC flyer with updated contacts and preparedness info.
- 2-minute presentation at the Annual Meeting.
- AED location updates and potable water message.
- Announcement: CPR training (October 2025 Happy Hour— free, 1-hour session; location TBD).
- Focus on communication gaps with new residents and renters.
- Emergency packet and brochure available digitally on the TDA website.

## **Ongoing Programs and Happy Hours:**

- **May 21, 2025:** Water safety, new AED and first aid kit demo, dock electrical discharge testing (with dock captains).
- **October 2025:** CPR training, website navigation.
- **January 2026:** Winterization tips, inclement weather safety, emergency gate opening procedures.

**Initiatives and Collaboration:**

- Buddy system for new neighbors to promote communication and mutual support.
- Working with the Welcoming Committee to ensure new residents receive EPIC materials and website access.

**Completed Projects:**

- Installed a new AED and safely recycled the old one.
- Installed gas shut-off wrenches and labeled meters by address.
- Moorage fire hydrant inspections by Huser Fire Equipment.
- Replaced faded extinguisher labels with new bright red ones.

**Additional inspections and services from:**

- City of Portland Harbormaster
- Red Hawk Fire Protection
- Columbia Cross-Connection (backflow prevention)

**Budget:**

- \$100 for miscellaneous expenses.
- \$2,000 for fire inspections (Budget Line Item #7104).

## **2024/2025 TDA Maintenance Report**

**Submitted by:** Tom Puhl, TDA Maintenance Chairman

We had a relatively mild winter this year, so we avoided most of the weather-related issues typically caused by freezing temperatures. However, one section of our main waterline did break during a freeze event. Thanks to the quick response of a few members of our maintenance team, the break was repaired promptly, preventing further damage.

We held successful work parties both last fall and this spring, with several volunteers stepping up to help. Tasks completed included:

- Repair of the Eastside wooden fence
- Tightening of Eastside whaler rods
- Pressure washing of several community areas
- Painting of the garbage area fence
- Securing loose deck boards
- Replacing several dock lights

Additionally, we rebuilt the floating work barge located behind the lower maintenance sheds, giving us a safe and stable platform for future maintenance work.

### **Major Infrastructure Projects Completed:**

#### **1. West End Dock Rebuild**

*River Bank Construction* completed the remaining sections of the west end dock project.

#### **2. Gate and Fencing Installation**

*Metro Overhead* installed new entrance and exit gates, a gate controller and operators, as well as a new section of steel fencing.

#### **3. Security Camera System Upgrade**

*Metro Overhead* also installed several new security cameras and upgraded our computer software for enhanced monitoring.

#### **4. Storm Drain Excavation**

*Lovett Construction* performed five (5) excavations in the parking lot to remove severe root clogs from the storm drain line.

# TDA 2025 Dredge Report

Submitted by: Kate Norman

## Dredging Obligation – As Defined by the Bylaws

Per **Article XIII, Section 1** of the TDA Bylaws:

*“The association shall maintain adequate reasonable water depths throughout the moorage, including individual slips, to prevent groundings of homes.”*

This mandates that we **dredge the moorage** periodically to maintain navigability and safety.

## Agency Oversight and Regulatory Complexity

Dredging operations are subject to approval and oversight by multiple agencies, each with distinct requirements and expiration timelines for permits:

- U.S. Army Corps of Engineers (COE)
- City of Portland
- LUCS (Land Use Compatibility Statement) – sediment approval
- Oregon Dept. of Fish and Wildlife
- Department of State Lands (DSL)
- Oregon Department of Environmental Quality (DEQ)

Each agency has different concerns, timelines, and criteria. We **must comply with all**.

## Challenges and Considerations

- Our sediment must be tested for contaminants. Our last test showed **elevated ranges**, which required negotiation for approval.
- The COE and DSL control both **how much sediment** we can remove and **where** we can dispose of it.
- The current **disposal site is over 2 miles away**, significantly increasing costs. We have **no flexibility** in choosing a closer site.

- An innovative dredging option involving diver-assisted vacuuming and nearby disposal (used in California) is not viable under Oregon's more stringent regulations.

Despite extensive research and direct engagement with agencies and consultants, **no cost-saving alternatives have emerged**. A statewide task force (WOOO) continues to pursue legislative changes on behalf of all affected moorages.

## Dredge Reserve Planning

Item	Fiscal Year	Estimated Cost
<b>COE Permit Expires Feb 26, 2031</b>	2031	
Dredge Operations (UEM)		\$400,000
Pre/Post Surveys		\$8,000
House Movers		\$20,000
House Dis/Reconnection		\$5,000
Electrical Dis/Reconnection		\$4,000
Post-Dredge Reporting		\$10,000
<b>Subtotal – Fiscal Year 2031</b>		<b>\$450,000</b>

| **DSL Permit Expires March 3, 2026** | 2026 | |

| Renewal Fee (if approved) | | \$8,000 |

| Full Resubmittal (if required) | | \$20,000 |

| **Subtotal – Fiscal Year 2026** | | **\$20,000** |

| **Channel Maintenance Reevaluation Survey** | 2026 (if needed) | \$4,000 (*optional*) |

| **PEST Sediment Evaluation** | 2029 | \$30,000 |

*Note: DEQ approval expires in 2031 – no additional expenses are expected at this time.*

## Final Notes

All projected costs are based on **current government rates and market conditions**. These are **subject to change**, and ongoing communication with permitting agencies, consultants, and dredging contractors will continue in order to control costs and ensure compliance.

**TDA Nominating Committee Report  
2025 Annual Meeting**

**Submitted by:** Karla Divine & Tom Puhl, Nominating Committee

We are pleased to report that we successfully identified and put forward **two new candidates** for the open positions on the **Board of Directors**.

However, our efforts also highlighted an ongoing challenge:

Despite personally reaching out to **17 members**, each declined to run for a board position. While their reasons were understandable, this underscores a reality—**community decisions are made by those who step forward to serve**, which may not always reflect the wishes of the broader membership.

In addition to the Board openings, we faced **three open positions on the Architectural Review Committee (ARC)**. We were able to secure **one willing candidate** to run for these important roles.

**A Call to Serve:**

If you have an interest in contributing to your community through any open position or committee, **we warmly welcome your participation**. Please don't hesitate to reach out—we'd love to hear from you.

## **Pet Committee**

**Submitted by: Kelly Monfort**

The dog run behind the north garages was completed and cedar chips were spread to help with dirt and mud control during the winter months. An additional pet waste bag dispenser was installed to support cleanliness in the area.

The space has been well-used and respectfully maintained by pet owners, who have been diligent in picking up waste, filling in holes, and caring for the planted tree wells.

The committee is currently awaiting installation of a gate across the dog run opening. In the interim, I suggest placing a retractable outdoor pet gate to prevent pets from darting into the parking lot while off-leash.

- **Previous Budget:** \$391.96 (poop bags)
- **New Budget Request:** \$560.95
  - Includes \$168.99 for one additional box of pet waste bags and one retractable gate.

## **Welcome Committee**

**Submitted by: Kelly Monfort**

### **New Owners/Members:**

- #470 – Peter and Stephanie Bairey – 7/2/24
- #520 – Michael Duncan – 7/3/24
- #160 – Cindy and Charlie McDonald (moved from #222) – 9/3/24
- #222 – Janice and Eric Kiebler – 12/23/24

### **New Renters:**

- #376 – Disting Mayne on - 4/1/25

The welcome packet was updated to include a **Release, Indemnification, and Assumption of Risk** form for all new members to sign upon move-in. I meet with each new member to review the packet and have them sign an acknowledgment confirming they've read and understand the Rules and By-laws.

- **Budget Request: \$50**
  - For ink and paper used to print the welcome packets.

## **WOOO and Insurance**

**Submitted by: Don Gire**

### **1. WOOO Representative**

As a Director on the Board of the Waterfront Organization Of Oregon (WOOO), I attend monthly board meetings at the Portland Yacht Club (PYC). This past year, WOOO successfully raised approximately \$60,000 from its membership to reimburse key associates for legal expenses incurred during our effort to oppose the City of Portland's proposed "Rain Tax" on floating home roofs and walkways. I'm pleased to report—we won!

In my role, I regularly engage with agencies such as the Portland Police Bureau, Fire Bureau, U.S. Coast Guard, Oregon State Marine Board, Oregon Department of Fish and Wildlife, and the Department of State Lands. I communicate relevant issues and discussions from WOOO back to the TDA Board.

I also propose initiatives to WOOO that would benefit both the TDA and North Portland Harbor—such as expanded No Wake Zones and other protective measures.

### **2. Insurance Committee Chair**

I oversee risk management and the TDA's corporate insurance portfolio. This includes coverage for our upland properties, general liability, crime exposure, and comprehensive marine coverage for our in-water assets. Our policies collectively protect nearly \$4 million in property and include both primary and umbrella liability coverage.

I maintain a strong working relationship with B&B Insurance Agency, their sales agent, and staff. I negotiate our annual policy renewals and direct any needed changes in coverage or limits in consultation with their senior vice president. I also bring any significant insurance-related matters to the TDA Board for discussion and approval.

**Respectfully submitted,**  
Don Gire

## **PGV Committee Annual Report**

**Submitted by:** Robin Smith

**Committee Chairs:** Robin Smith & Mike Duncan

**Reporting Period:** Through March 21, 2025

The PGV Committee worked in coordination with the Board of Directors to address issues regarding unauthorized vehicles in the parking area. With BOD approval, and through liaison Tom O'Connor, an email was sent on March 20, 2025, to the identified owners of these vehicles.

Additionally, the committee has requested the creation of a generic email address for PGV communications. This will be used to notify individuals on the garage waiting list. In accordance with Board direction, the committee will send a formal notification to all persons on the list requiring proof of residency at the moorage within 30 days. Failure to respond will result in removal from the list.

The March 21, 2025 report previously submitted to the Board is the basis for this summary and may be referenced for additional context.

## **ARC Committee Annual Report (2024–2025)**

**Committee Members:** Kate Brinkley, Steve Bustin, Teresa Lawwill, Liz Munnely, Percy Wise

### **Summary of Activities:**

The ARC Committee continued to process and respond to architectural review requests throughout the year. A major focus remained on the extensive renovation project at property #230. The committee determined that completion of the project on-site is unlikely, increasing the urgency for timely progress. Due to the prolonged disruption for neighboring residents, the committee is actively communicating with the property owners to secure a timeline for final contractor work. The committee hopes to hold the owners accountable to a clear timeline—still to be finalized.

Several minor project requests, such as the installation of HVAC units, were reviewed and approved. Additional requests are ongoing, pending submission of final plans, drawings, or other required materials.

### **Additional Committee Efforts:**

- The committee relocated the “free bench” to the opposite side of the garbage corral, near the tool shed. Rules governing free items were clarified, and shelving was added in that area to keep the space organized.
- ARC also introduced the *QuARC Awards*, recognizing homeowners who go above and beyond in enhancing the exterior appearance of their homes—for example, with fresh paint or thoughtful upgrades. Winners receive a small rubber duck with a message of gratitude. These efforts highlight the importance of maintaining curb appeal, which contributes to the overall property value of the moorage.

### **Committee Philosophy and Community Engagement:**

ARC plays a vital role in protecting the distinctive character of our moorage community. Serving on ARC is not just about enforcing rules—it’s about supporting a shared lifestyle and fostering collaborative relationships among neighbors. Committee members guide residents through the approval process in a way that is cooperative, respectful, and community-focused.

**Reminders to All TDA Members:**

Before beginning any exterior projects, please:

- Review ARC rules to determine if your project meets TDA requirements
- Check with the City of Portland regarding necessary permits
- Talk with all neighbors within a 100 ft radius before submitting your ARC form
- Reach out to an ARC member with any questions—we're here to help!
- Submit a completed ARC request form for review (forms available on the TDA website or in the paper packets delivered to your door)