

# TDA Committee Reports – October/November 2025

## **PGV (Personal Garage Verification) – Chair: Robin Smith**

- 15 of 22 garage inspections completed.
- Remaining inspections are delayed due to residents being out of town or non-responsive.
- Committee will continue outreach until all garages are inspected.

## **Pet Committee – Chair: Kelly Monfort**

- Multiple reports of dogs urinating/marketing on walkways and ramps without being rinsed.
- Increased uncollected pet waste in the dog run and on the east walkway grates.

A community reminder letter (see attached), was issued to all members regarding cleanup requirements.

## **Welcome Committee – Chair: Kelly Monfort**

- Nothing to report this month.

## **Beautification – Chair: Jane Gire**

- Leaf cleanup nearly complete—thanks to Bentura Landscaping for extra effort after equipment failure.
- Moorage holiday decorating scheduled for **Sunday, Nov. 30 at 9 AM** at the bottom of the ramp.
- Hanging baskets will start being brought up for winter.

## **Social Committee – Chair: Jane Gire**

- **Potluck brunch** hosted by Cindy & Charlie McDonald on **Nov. 30 at noon**, immediately after holiday decorating.
- **Save the Date:** Winter Progressive Dinner on **Saturday, February 28, 2026**.

## **Architectural Review Committee (ARC) – Chair: Steph Bairey**

- Needs for Support Ongoing attendance gaps continue to limit our ability to operate effectively. The committee discussed process improvements and settled on **Airtable** as the interim platform **for ARC submissions and tracking**. Digital forms, timeline views, and workflows are now available to streamline requests.
- Dock boundary issue for Unit #376 remains unresolved due to lack of original markers and delayed replacement pins.

### **Upcoming:**

- Locate historical dock measurements (Steph to coordinate with Don).
- Manual distance measurement planned for **Sat., Nov. 22 at noon**.
- ARC survey remains on hold pending better committee participation.

## **Maintenance Committee – Chair: Mike Patterson**

- Working on electrical repair quotes; partial details in attached report.



# LETTER FROM TDA THE PET COMMITTEE



**DEAR RESIDENTS,**

As members of our wonderful community, we all share responsibility for keeping our common spaces clean, safe, and enjoyable for everyone — including our pets. Over the past couple of months, the Pet Committee has noticed a few issues in the dog run and surrounding common areas that needs to be addressed.

## Increase in Pet Waste in the Dog Run

There has been a noticeable increase in uncollected pet waste within the dog run. Each morning, multiple piles are being picked up by a few dedicated residents (**THANK YOU, Don, Russell, and Joan**) before they can even allow their own dogs to safely enjoy the space. While we truly appreciate their efforts, this is not their responsibility. It is **IDEAL** — and **EXPECTED** — that every pet owner picks up after their own dog immediately. If you use the dog run in the evening or early morning, please **carry a flashlight and keep your pet in sight** so you can promptly clean up. We provide poop bags for those times you need one — **PLEASE USE THEM.**

## Urine/Marking on Shared Walkways and the Ramp

We've also seen an increase in male dogs urinating or marking along the shared walkways and the ramp. When not rinsed or cleaned, this creates buildup that encourages additional marking, and the smell has become noticeable — especially in the warmer weather. This affects both the cleanliness and the comfort of everyone using those shared paths.

To make cleanup easy, there are **hoses located along the walkways directly in front of several homes**, which can be used to quickly spray off any accidents. Additionally, **a hose is available at both the bottom of the ramp and at the top of the ramp** in the garden area. A quick rinse helps keep odors down and prevents repeated marking in the same locations.

## What We Ask of All Pet Owners

- **Always** pick up after your dog **immediately** — in the dog run and throughout the Moorage. **We even provide poop bags for those times you need one.**
- Keep dogs on leash in all common areas outside of the dog run
- Discourage marking on walkways, ramps, and shared structures
- **Rinse or clean** any accidental marking using the conveniently located hoses
- Be mindful of others who use the dog run and common areas

Our goal is to keep the dog run and all pathways clean, healthy, and enjoyable for everyone. I appreciate your cooperation and commitment to being good neighbors. If you have questions or concerns, please feel free to reach out to the Pet Committee.


Thank you for helping us maintain a pleasant, responsible, and pet-friendly community.

Sincerely,  
The Pet Committee


# TDA Maintenance Committee Report, November 20, 2025

## Electrician Quotes:

- 1) Update Maintenance Shed wiring, \$2,079

| <b>ESTIMATE</b><br>Cloud City Electric<br>2355 NE 134th Pl<br>Portland, OR 97230-3037                          |  | info@cloudcityelectric.com<br>+1 (503) 232-0351<br>cloudcityelectric.com   |  |
|--|--|--|--|
| <b>Bill to</b><br>Robin Smith<br>Tomahawk Island HOA<br>288 N Tomahawk Island Dr<br>Portland, Oregon 97217 USA | <b>Ship to</b><br>Robin Smith<br>Tomahawk Island HOA<br>288 N Tomahawk Island Dr<br>Portland, Oregon 97217 USA |  |  |
| <b>Estimate details</b><br>Estimate no.: 1174<br>Estimate date: 11/03/2025<br>Expiration date: 11/17/2025      |  |  |  |
| #  | Product or service   | Description  | Amount   |
| 1.   | Electrical permit  | Provide electrical Permit for work listed below. Schedule and coordinate inspection.   | \$250.00   |
| 2.   | Floating Shed  | Provide and install wiring to floating shed from existing 20A circuit on dock as needed per code. Includes (2) interior GFCI protected receptacles, (1) interior receptacle for existing lighting with switch and (1) exterior lighting outlet with switch. Includes builder grade exterior light fixture and lamp. Price includes labor and material. | \$1,829.00   |
| <b>Total</b>   |  |  | <b>\$2,079.00</b>  |
|  |  |  | Expiry date: 11/17/2025  |
| <b>Accepted date</b>   |  | <b>Accepted by</b>   |  |

2) Replace Ramp Lighting, \$8,858

|  |  |  |                        |
|--|--|--|------------------------|
| <b>ESTIMATE</b><br>Cloud City Electric<br>2355 NE 134th Pl<br>Portland, OR 97230-3037                          | info@cloudcityelectric.com<br>+1 (503) 232-0351<br>cloudcityelectric.com                                       |    |                        |
| <b>Bill to</b><br>Robin Smith<br>Tomahawk Island HOA<br>288 N Tomahawk Island Dr<br>Portland, Oregon 97217 USA | <b>Ship to</b><br>Robin Smith<br>Tomahawk Island HOA<br>288 N Tomahawk Island Dr<br>Portland, Oregon 97217 USA |  |                        |
| <b>Estimate details</b><br>Estimate no.: 1175<br>Estimate date: 11/04/2025<br>Expiration date: 11/18/2025      |  |  |                        |
| <b>#</b>   | <b>Product or service</b>  | <b>Description</b>   | <b>Amount</b>          |
| 1.   | <b>Electrical permit</b>   | Electrical Permit for work listed below.   | \$250.00               |
| 2.   | <b>Lighting</b>  | De-energize and remove existing marina ramp lighting. Provide and install conduit, wire and associated parts to replace lighting on marina ramp. Provide and install (21) outdoor rated LED light fixtures on marina ramp with associated fittings.<br><br>Price includes labor, materials and replacement light fixtures. | \$8,608.00             |
| <b>Total</b>   |  |  | <b>\$8,858.00</b>      |
|  |  |  | Expiry date 11/18/2025 |
| <b>Accepted date</b>   | <b>Accepted by</b>   |  |                        |

3) Add outlets to East Fingers 1, 2 and 4, ~\$4,000

Estimated 16 hours labor @ \$170/hour + materials



Lovett Inc.  
 6920 NE 42nd Avenue, Portland, Oregon 97218  
 AR: (971) 888-4882  
 Service: (503) 737-8423

**BILL TO**

Tomahawk Floating Homes Community  
 288 North Tomahawk Island Drive  
 Portland, OR 97217 USA

|                              |                                      |
|------------------------------|--------------------------------------|
| <b>ESTIMATE</b><br>222228882 | <b>ESTIMATE DATE</b><br>Nov 19, 2025 |
|------------------------------|--------------------------------------|

**JOB ADDRESS**

Tomahawk Floating Homes Community  
 288 North Tomahawk Island Drive  
 Portland, OR 97217 USA

**Job: 79271**

**ESTIMATE DETAILS**

Vactor Jetting & CCTV Camera Inspections. (Estimate): THE ABOVE PROPERTY MAY CONTAIN UTILITIES OR STRUCTURAL REINFORCEMENTS THAT MAY NOT BE MARKED BY LOCATES OR GROUND PENETRATING RADAR. LOVETT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR DURING THE JOB TO ANY UNMARKED UNDERGROUND/IN-SLAB UTILITIES OR STRUCTURAL REINFORCEMENTS.

Estimate to hydro jett with the Vactor truck to remove possible root penetration and other debris, once the pipe has been cleaned Lovett will CCTV down stream towards the outfall at the river to check the overall pipe condition and location to determine if any problems are present. Lovett will provide all labor and dump fees needed to complete the detailed scope of work below.

1. Set up a Vactor truck near the parking garages to hydro jett downstream towards the storm outfall at the river.
2. Set up a CCTV truck at the same manhole to inspect the pipe downstream.
3. Dispose of debris that have been removed with the vactor truck at an offsite location.

| SERVICE    | DESCRIPTION  | QTY  | PRICE    | TOTAL      |
|------------|--|------|----------|------------|
| VacService | Vac Service (Truck and Operator):<br>Vactor Truck Service (Truck and Operator) | 8.00 | \$250.00 | \$2,000.00 |
| TVTruck    | TV Truck:<br>TV Truck Hourly, this includes two men.                           | 8.00 | \$330.00 | \$2,640.00 |

|                          |            |
|--------------------------|------------|
| <b>POTENTIAL SAVINGS</b> | \$0.00     |
| <b>SUB-TOTAL</b>         | \$4,640.00 |
| <b>TAX</b>               | \$0.00     |
| <b>TOTAL</b>             | \$4,640.00 |

Thank you for choosing Lovett Inc.

**CUSTOMER AUTHORIZATION**

I have reviewed and agreed to the scope and price of this estimate. My signature here signifies my full and final acceptance of estimate to be performed by Lovett Services. I have been provided all Lien documents and have reviewed and agree to the Terms and Conditions

Due to current market conditions, material prices are subject to change and are only valid for 15 days from the date of issue on the estimate. Lovett will charge the customer current market prices plus a markup at the time of estimate approval and signing.

THE ABOVE PROPERTY MAY CONTAIN UTILITIES OR STRUCTURAL REINFORCEMENTS THAT MAY NOT BE MARKED BY LOCATES OR GROUND PENETRATING RADAR.

LOVETT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR DURING THE JOB TO ANY UNMARKED UNDERGROUND/IN-SLAB UTILITIES OR STRUCTURAL REINFORCEMENTS.

Sign here

Date

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## General Exclusions

The general exclusions below represent Lovett, Inc.

Once Lovett has been selected as the contractor to perform the scope of work, the owner must meet the financial terms of the contract. Lovett accepts no responsibility for individuals misrepresenting themselves as the authorized representative of the customer or owner. Permits, fees, abatement, or other requirements are not included unless specifically mentioned in this estimate. These costs, if any, will be identified and documented as soon as possible following discovery. The scope of work assumes the use of support facilities at the job site location (such as bathrooms) unless excluded in the scope of work. The scope of work assumes no cost will be applied to Lovett for utilities or services necessary to complete the scope of work such as, but not limited to, electricity or water.

This project must be reviewed by a Lovett technician prior to construction to determine the constructability as described by the scope of the proposal, including the verification of the pipe condition and location. If the project is found not to be constructible within the scope of work provided, a new scope of work will need to be agreed upon. Any price credits or increases will be agreed upon at this time. If the new price and scope of work are not agreed upon, the owner shall have the right to discontinue services. At that time the customer, will be credited the unused portion of the deposit and shall be free to hire another contractor to complete the work. The scope of work has been based on performing our work during normal business hours, Monday through Friday. No overtime premiums are included in the scope of work unless previously agreed upon. Any after-hours emergencies or overtime resulting from situations or conditions that are not the responsibility of Lovett are subject to a change order and supplemental expense to the customer.

\*The above property may contain utilities or structural reinforcements that may not be marked by locates or Ground Penetrating Radar. Lovett will not be responsible for any damage that may occur during the job to any unmarked underground/in-slab utilities or structural reinforcements.

Due to the nature of underground work, an unforeseen ground condition clause exists. If the ground condition does not allow Lovett to complete the tasks in the planned manner, all work will cease until a new price and scope are agreed upon by the customer and Lovett. Any surveying, engineering, or staking to accommodate the scope of work is to be completed and funded by the customer or parties other than Lovett. Lovett will not be responsible for any pre-existing conditions that may lead to failure or collapse of the foundation at the above address. Any evident cracks or separation of existing concrete that are noticed during excavation will be reported and all work will cease until an agreed upon method of completion is reached.

\*Due to varying requirements for street restoration, the owner shall be responsible for changes in restoration requirements within the right of way. IE: controlled density backfills or excessive saw cutting. Any and all work beyond the above scope is subject to a change order. At this time, all work will cease and until an agreed upon method of completion and payments are reached.

\*During construction of a residential sewer line, Lovett will not be responsible for any damage that may occur to the existing water service line, any clogs, or pressure loss. In the event the water service line shares common trench with the sewer lateral, it is recommended to have the water service line replaced at the same time.

\*Asbestos/Lead/Mold sampling, testing, and/or abatement, if necessary, shall be supplemental unless specifically included in the scope of work. All objects or potential obstructions that may impede completing the scope of work will be removed by the customer or their responsible party prior to starting the work. This scope covers visual or documented damage as described in this scope; any unforeseen damages discovered during the normal process of the job shall be supplemental. Hidden damages or costs including, but not limited to un-even surfaces, water damage, rot, decay/rust, electrical, HVAC, and plumbing code upgrades. If the scope of work needs to be rewritten, altered, or supplemented due to unforeseen damages, a new scope of work will need to be agreed upon by the customer and Lovett and any materially interested parties that may be impacted by the revised scope of work. If the new price and/or scope of work are not agreed upon, the customer and Lovett shall have the right to discontinue service. At that time, the customer will receive a credit for the remaining funds barring Lovett's expenses, and the customer will be free to hire another contractor to complete the scope of work.

\*The above price is good for 30 days from date of receipt; notification of award would be appreciated as soon as possible due to the potential lead time on some of the above materials.

## Terms:

Upon acceptance of this proposal Lovett requires that all customers that do not have a credit account with Lovett remit 50% of the bid amount upon acceptance and the remaining 50% the day of substantial completion. In the event that weather and/or scheduling delays cause the hard surface restoration or punch list item completion to be delayed, 90% of the total contract amount will be due the day final inspections are approved. Commercial customers that need to set up a credit account are subject to approval. Approval process may take up to 72 hours from receipt of the credit application. The project may be subject to progressive billing and down payment may be required due to substantial front loaded costs such as Materials, Sub-Contractors, Rentals or Labor. Lovett will not be subject to any contractual retainage. A 1-1/2% Finance Charge per month (equal to 18% per year) will be charged on all past due invoices, plus all attorney fees and court costs for collections.

Due to current market conditions, material prices are subject to change and are only valid for 15 days from the date of issue on the estimate. Lovett will charge the customer current market prices plus a markup at the time of estimate approval and signing.

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2025-26 P4 Expense, Cash & Reserve Position:

October 31st 2025

**Expenses**

| Category                 | Budget         | October MTD   | YTD           |
|--------------------------|----------------|---------------|---------------|
| Income                   | 414,010        | 34,131        | 135,090       |
| Category                 | Budget         | October       | Annual YTD    |
| Maintenance & Repair     | 24,260         | 1,459         | 6,926         |
| Taxes                    | 88,487         | -             | 150           |
| Utilities                | 117,650        | 10,374        | 35,765        |
| Insurance                | 39,977         | -             | 39,468        |
| Professional Fees        | 6,749          | -             | 1,235         |
| Other Expenses           | 7,595          | 210           | 1,246         |
| <b>Total Expense B/R</b> | <b>284,718</b> | <b>12,043</b> | <b>84,790</b> |

| Other Expenses          | Budget       | MTD        | YTD          |
|-------------------------|--------------|------------|--------------|
| Security                | 1,500        | -          | 33           |
| Pet Committee           | 465          | -          | 98           |
| Internet/Website        | 1,700        | 50         | 466          |
| EPIC                    | 100          | -          | -            |
| Office Expenses         | 1,900        | 160        | 649          |
| License & Fees          | 250          | -          | -            |
| Misc Expense            | 1,180        | -          | -            |
| Publications            | -            | -          | -            |
| Meals & Entertainment   | -            | -          | -            |
| Annual Meeting          | 500          | -          | -            |
| <b>Total Other Exp.</b> | <b>7,595</b> | <b>210</b> | <b>1,246</b> |

| Large or Unusual Expenses   |  |     |     |
|-----------------------------|--|-----|-----|
| Description                 |  | MTD | YTD |
| Annual Fire Main Inspection |  | 775 | 775 |
|                             |  |     |     |
|                             |  |     |     |
|                             |  |     |     |

**Cash**

|                         |           |                   |
|-------------------------|-----------|-------------------|
| Key Bank - Checking     | \$        | 41,633.30         |
| Key Bank - Reserve      | \$        | 160,195.45        |
| <b>TOTAL</b>            | <b>\$</b> | <b>201,828.75</b> |
| 0.25% APR Interest MMDA | \$        | 30.92             |

**2025-26 YTD Reserve Activity Summary**

|  |           |                   |
|--|-----------|-------------------|
| Starting Balance                             |           | 144,354.49        |
| <b>Transfer Activity</b>                     |           |                   |
| Oct 31 transfer from checking                | \$        | 15,000.00         |
| <b>FY Reserve Fund Contributions</b>         | <b>\$</b> | <b>15,000.00</b>  |
| <b>Income to Reserve Goal:</b>               | <b>\$</b> | <b>130,192.00</b> |
| <b>Reserve Interest Income FYTD:</b>         | <b>\$</b> | <b>840.96</b>     |
| <b>Total FY Reserve Project Expenditures</b> | <b>\$</b> | <b>-</b>          |

**Notes:**

Reserve fund transfers started this month

