

West Hayden Island Moorage Owners Association

2630 North Hayden Island Drive
Portland, Or 97217



MINUTES FOR THE ANNUAL MEETING OF THE GENERAL MEMBERSHIP OF WEST HAYDEN ISLAND MOORAGE OWNERS ASSOCIATION

TIME & PLACE: 4:00 PM on Sunday, January 28, 2018, at the Boardroom of the Holiday Inn Express, 2300 N. Hayden Island Dr, Portland OR 97217

Order of Business

- Call to Order; Determination of Quorum.
 - o Owners Present, 23 slips represented. This does not represent a quorum so all actions are advisory in nature.
- President's (Chair's) Comments: CW Taylor
 - o Welcome new owners since last General Membership Meeting
 - Slip 2 Steve Harkins and Ivy Dodge
 - Slip 14 Josh Middleton and Amy Cox
 - Slip 22 Scott Gordanier
 - Slip 31 David Beavers and Cathy Evanson
 - Slip 37 Julie and Ryan Grantz
 - Slip 41 Arthur Breur and Brian Trimpe
 - Slip 42 Traynor and Kim Daline
 - Slip 48 Robyn Pierce
 - Slip 55 Stephanie Baum
 - o Meeting conduct: Meeting conducted following Robert's Rules of Orders.
- Secretary's Report: Brad Pendergraft
 - o Announcement of Ballot Results and new Board Members
 - New on the Board of Directors is Royanne Mathiesen, Slip 34, elected with 48 "yes" votes and 1 abstention
 - RR 70-604 passed, 48 to 3. Any sum left from the 2017 budget will be returned to the reserves.
 - Measure 2018-1, changing the CC&Rs to require a minimum rental period of 12 months did not meet the percentage of votes required to change the CC&Rs. The results were 34 "yes" and 15 "no" votes. The 34 "yes" votes are 63% of eligible votes and the threshold is 75%.
 - Discussion with the membership. It was suggested that a majority votes was sufficient but the BOD believes that CC&Rs 9.1 requires 75% approval.

- o Reminder of Association Requirements
 - Provide copy of \$1 million insurance to the Association
 - Read the governing documents and follow them
- o Reminder for new and experienced owners: return the Property tax form (green form) when you receive it, and keep a copy
- Treasurer's Report: Nancy Lindgren
 - o Budget
 - o **HOA's: Dues will remain the same in 2018**
 - o **2017 Upland Tax Deduction: \$876**
 - o "Rain Tax" issue: BES has been charging us a stormwater fee for our roof surfaces as impervious surfaces, despite the fact that the water runs off into the river. The charge was \$18,000 in 2017. This is now under appeal. Thanks were expressed to those WHIMOA members who have been active in lobbying on behalf of all floating home communities.
- Old Business
 - o Standing Committee Reports.
 - Facilities and Grounds: Carl Coffman
 - Solar panels: Active and doing well. We have received acknowledgement from PUC that all three lines are being credited.
 - We appear to have a leak that may be sucking river water into the sewer. We are investigating
 - Fire, Security and Safety: George Heiskell
 - Reminder that in case of concerns, we should be willing to call the police if they believe that there are issues of safety because the "sticky wheel gets the grease."
 - Architectural Review: Nancy Lindgren: Several approvals for relatively minor issues in 2017. House recently moved in.
 - By-Laws, CC&Rs and Rules: Brad Pendergraft: Major action under this area is the creation of the new deeds of sublease. You will have seen that in the monthly minutes. Our previous deed of sublease required a "chain of custody" in which each deed was signed from one owner to the next, rather than in relation to the moorage which is the actual holder of the lease from Oregon Marine Board. We had six slips that no longer had active deeds of sublease showing the present owner, which would be an obstacle for future sales. The new deed of sublease is between the association and the owner, and will be updated whenever a slip is sold. We are currently in the process of getting new signed deeds of sublease for each slip, one by one. All of you who have previous valid deeds of sublease, we are automatically setting up new ones in your name. If you happen to not have a valid deed of sublease we will just be asking for evidence of ownership and will work with you on that. We want to make it as simple as possible for people while still being able to show a reasonable document trail in the absence of a previous deed of sublease.

- Violation and Adjudication: CW Taylor: Busy year for violations. Contractors working weekends, house shuffling going on with weather and tides, issue going with pets and complaints,
 - There have been complaints about dog poop in river – not only is this a “nuisance” under our rules but it is believed to violate city or county rules.
 - There have been some incidents of car detailing in the moorage parking lot on weekends. This counts as an outside contractor on the weekend, which needs special approval.
 - o Other Old Business:
 - Recruiting committee members: We will be working to fill the committees in the next 30 days. Thanks are expressed to all committee members in 2017.
 - Beautification Committee: Mary Martin: This committee has done lots of work. They have turned the bank from a rock pile to a beautiful place, working with Gerry Abrams (our liaison with our landscapers) and continue to help make the moorage beautiful. . They are requesting volunteers. Renters are invited as well. Contact Mary Martin.
 - HI-NOON: Gary Furgason has been attending on WHIMOA’s behalf. Looking for additional attendees or willingness to volunteer for HI-NOON. Address issues relevant to the island, including smells, nuisances, etc.
 - West Hayden Island Business Park: We challenged the need to pay \$800 for security that didn’t even come on to our property. Other members of the West Hayden Island Business Park supported the decision to end the security contract and we are getting back what we paid previously.
 - Acknowledgement of Ann Jacobsen for keeping the books for eight years, including six on the board. We all very much appreciate all the work she has done.
 - Acknowledgement of George Heiskell for his work on the BOD and as head of Fire, Safety, and Security. Much appreciation.
- New Business
- Question about dredging. John is exploring the acquisition of a dredging permit for the moorage, that will allow us to dredge if it becomes necessary. Concern expressed by members that milfoil is growing. We will update when we have new information.
- Reminder Time and Place for next and subsequent monthly Board Meetings.
 - o Day – First Thursday of the month.
 - o Next meeting in February (Feb 1), Time – 19:00 (7:00PM), Place – Moorage Office.
 - o All members are invited to attend as observers.
- Reminder Date and Time for next Annual Membership Meeting.
 - o Day - Tentatively set for the 4th Sunday in January (January 27, 2019).
 - o Time – Tentatively 1600 (4:00 PM). Place - TBD
- Adjourned.