



## West Hayden Island Moorage Owners Association

2630 North Hayden Island Drive  
Portland, OR 97217

### MINUTES FOR APRIL MEETING OF THE BOARD OF DIRECTORS OF THE WEST HAYDEN ISLAND MOORAGE OWNERS ASSOCIATION

TIME & PLACE: 6:00 PM on Thursday, April 1, 2021 via Zoom  
Zoom Moderator: Carl Coffman

- ❖ Board Members Present:
  - Carl Coffman, President
  - Vicky Maiden, 1<sup>st</sup> Vice President
  - Cathy Evanson, 2<sup>nd</sup> Vice President
  - Larry Cheever, Treasurer
  - Ivy Dodge, Secretary

#### Order of Business

- ❖ Call to Order: The President called the meeting to order at 6:00 PM with five members present, establishing a quorum.
- ❖ Reading and Approval of the Minutes of the Previous Meeting: moved, seconded, and unanimously approved as read.
- ❖ Treasurer's Report for March 2021 - Larry Cheever - With the April meeting falling on the 1<sup>st</sup> day of the month, the reconciled reports were not yet available. It was decided to wait to approve the March reports until the May BoD meeting.
  - The March Treasurer's Report will be posted to the WHIMOA web site in the Finance Section, [Current Year, 2021-3](#), once it is available.
- ❖ **Discussion:**
  - Larry reported the findings of the investment committee which was comprised of Larry Cheever, Monie Holmes, and Clyde Cornell. They investigated several investment opportunities for our CDs that are maturing this year, which are not

yielding enough interest to match the inflation rates. This conversation was tabled for now. Further research and options will be presented at a future BoD meeting.

- ❖ WHIMOA WOOO Representative - Paul Buescher reported that the April WOOO meeting is not scheduled until April 6<sup>th</sup>. He will report after that meeting.
- ❖ HiNOON Representative - Pat Buescher's minutes from the HiNOON march meeting are included below.

- ❖ Old Business

- Standing Committee Reports:

- Facilities and Grounds - Carl Coffman

- General Update:**

- Carl reported that he met with the landscaping crew. They are considering options to cut some of our landscaping costs. Among those options are: limiting or eliminating bark dust in the off-leash area; reviewing the request of not managing the riverbank areas between the two ramps.
      - Carl also noted that boats and waves have done unseen damages to our under-dock pipes, which are beginning to show. He has made some galvanized brackets which have more flexibility to see if they hold up better.
      - This summer they will be testing the line coming from the honeypots into the tank with a pressure line to see if any leaks are apparent. The sewer use has been reporting a much lower volume, but it is still above normal. Thanks to Steve Harkins who has been reading the sewer meter.

- Fire, Safety, and Security - Cathy Evanson

- General Update:**

- Cathy reported that West bank trespassing continues to be a problem. She will be working with the Safety Committee to propose a plan at the next business meeting.
      - Casey Holmes will be doing a walk through with the Fire Department sometime in April to inspect our equipment.

- Architectural Review - Vicky Maiden

- General Update:**

- Vicky reported that Slip #41 will be doing some major deck work this year to stabilize his float and home. There have been a significant amount of ARC requests with most of them being deck replacements, an HVAC installation, Siding replacement and fence installation.

- Bylaws, CC&Rs, and Rules - Ivy Dodge

**General Update:**

- Ivy had nothing to report.

- Violation and Adjudication - Larry Cheever

**General Update:**

- Larry reported that we are remiss in keeping tabs on the proof of \$1M liability insurance that each slip owner must keep in force.
- It was motioned and seconded that Violation and Adjudication send a letter to Slip #16 referencing noted violations and assigned fines.

❖ New Business

- It was agreed that WHIMOA would pay the \$125.00 annual fee for our representative's involvement with WOOO.

The meeting was adjourned at 7:27 PM.

HiNoon Meeting 3/11/2021 Reported by Pat Buescher

Meeting began with a presentation by Frank Green, Deputy Program Administrator for the I-5 Bridge Project. He discussed what is the new effort and why are we doing this again. The Departments of Transportation for Oregon and Washington (ODOT and WDOT) are instructed to look at what was done for the previous project and determine what has changed in the interim that needs to be addressed. There is a single program administrator who reports to both DOTs. Costs are to be shared equally by the states. At this time, the two state legislatures have allocated about \$80 million to fund the startup costs. Community partners in the project include C-Tran, Trimet, the City of Vancouver, the City of Portland, the ports of both Portland and Vancouver as well as any metro agencies.

The following article from Clark County today, does a good job of summarizing the issues discussed by Green <https://www.youtube.com/watch?v=2PKF6a7KEIs>

Green did indicate that funding is an issue. Tolling is likely but may be variable between peak and non-peak hours. There is a group pushing to consider a tunnel. The project is looking at a range of alternative.

Primary issues to be addressed include: safety, congestion, freight movement, public transportation, bike and pedestrian traffic and seismic resilience.

Right of way acquisition will begin after the environmental studies are complete, probably in late 2023 or early 2024. Construction may begin in 2025.

HiNoon will be involved throughout the process due to the major impact this project will have on the island.

## ANNUAL MEETING

After Green's presentation, committee chairs discussed their individual projects.

The reports of note:

Grocery store petition continue to collect signatures.

Alliance apartment project is moving forward. As it stands now, they are planning on 280 units in 2 buildings, with each building 5 stories high. There will be parking for 307 cars. Groundbreaking will occur in 9 to 12 months. Attendees living at the east end of the island expressed concern over the impact on water pressure – it is already low, and sewage capacity. Additional concerns include the need for more sidewalks, crosswalks and to reduce the speed limit.

## BOARD POSITIONS

I was elected treasurer and Ellen Churchill was voted in as Secretary. The positions of Chairperson and Vice-Chairperson are vacant. There are also several committee chairs positions vacant.

The first order of business for the new board will be to work on finding representatives from HOAs currently lacking a representative as well as filling at-large board positions.

If anyone is interested in talking about HiNoon and the positions open, please let me know