



# West Hayden Island Moorage Owners Association

2630 North Hayden Island Drive  
Portland, OR 97217

## MINUTES FOR ANNUAL GENERAL MEETING OF OWNER'S OF THE WEST HAYDEN ISLAND MOORAGE OWNERS' ASSOCIATION & JANUARY MEETING OF THE BOD

TIME & PLACE: 3:00 PM on Sunday, January 22, 2023, at the Oxford Suites Hotel

- ❖ Board Members Present: Carl Coffman, Vicky Maiden, Jimme' Peters, Larry Cheever & Cathy Evanson

### Order of Business

- ❖ Call to Order: Carl Coffman, President, called the meeting to order at 3:00 PM with all current BOD members present, establishing a quorum.
- ❖ President's (Chairs) Comments: Carl Coffman
  - Welcome new Owners
  - Meeting Conduct
  - BOD Meeting of the new BOD following General Annual Meeting
  - Introductory Address – Carl reviewed the 2023 budget in summary and discussed the addition of the contingency line item added for expenses related to weather.
  - Soon Jerry & Jory Abrahams will be leaving the moorage. A big thank you to CW & Christie Taylor for agreeing to lead our annual workday & party.
- ❖ Secretary's Report Summary for 2022
  - Vicky announced the results of the BOD positions election ballots and introduced our two new BOD members: Ed Van Brocklin (Slip #43) and George Heiskell (Slip #40)
  - Vicky reported we had 4 homes sales close this year and 2 home (new) rentals approved.
  - Vicky reported that we currently have three slips for sale: Slip #8, #12 and #25.
  - A very special thank you to Amy Cox for coordinating the home sales and also a special thank you to Nancy for keeping track of the Owner's insurance certificates.
  - Reminder to Owner's: please text or email all (5) BOD members if you have a special request or item that requires attention.
- ❖ Treasurer's Annual Report for 2023 - Larry Cheever
  - Financials were distributed to members prior to the meeting along with the meeting agenda, attached for records were the following:
    - WHIMOA Treasure's Report 12/31/22

- WHIMOA Actual vs Budget January – December 2022
- WHIMOA Reserve Account Recap
- WHIMOA US Bank Reconciliation Report period ending 12/31/22
- WHIMOA PGE account summary November & December
- WHIMOA 2023 Budget
- Amount of annual UPLAND taxes per slip is \$1,067
- Carl reviewed the numerous repairs and maintenance items that have been completed during 2022.

❖ Old Business: Standing Committee Reports:

• Facilities and Grounds - Carl Coffman

**General Update:**

- Carl advised that work to repaint the garages continues.
- Carl has enlisted Clay Funkhouser to coordinate the repairs and replacements to garage doors parts and as needed for their repainting due to rust patches.
- Carl advised that repair to east ramp dock panel has been completed. They will be monitoring for further signs of stress cracks and their cause.
- Carl met with PGE and Electric Contractor to discuss the future electrical capacity needed to charge Electric Vehicles in all the garages.
  - This will be a long-term project that requires enlarging our transformer(s), running larger electrical wires to the garage banks, and the placement of orders for equipment that could take a year to arrive.
  - Each garage would need approximately a 50-amp breaker
  - The preliminary estimates are in the range of \$250,000
  - This subject matter will require more in-depth planning and majority consent of the Owner's before proceeding.
- Carl has enlisted Richard Fisher to replace a large number of the water shut off valves that were found to be rusty and broke off when turned. When the weather is more favorable, they will review the remainder of the shut off valves.

• Fire, Safety, and Security - Cathy Evanson

**General Update:**

- Thanks to help by Gary Clark, we are working to complete contracts to replace the gate entry system with a Lift Master CAPXLV system with 10-inch camera screen. The new entry system will be compatible with all our existing cards and gate operators. The new system can also be accessed via an application downloaded on smart phones. This allows you to view the caller requesting entry. Each slip will be allocated (2) users via the app, and additional users can be added, however there will be applicable fees. More updates and scheduling will follow.

• Architectural Review - Larry Cheever

**General Update:**

- Larry reported Slip #9 is currently working on their deck improvements. Due to unforeseen damage, it is dragging on, but they are communicating with ARC.
- Dave Koop in Slip #39 is still working on the improvements to their deck and anticipate completion in the spring.

- Bylaws, CC&Rs, and Rules - Carl Coffman

**General Update:**

- Carl had nothing to report regarding the Rules, it has been a quiet year.

- Violation and Adjudication - Jimme' Peters

**General Update:**

- Jimme' reported that no items remainder outstanding from last year.

❖ New Business

- REMINDER:

The time and place for the monthly BOD meetings is the 2<sup>nd</sup> Thursday, they are held at 6:00 pm at the moorage office unless designated otherwise. All members are invited to attend as observers. The next meeting will be February 9<sup>th</sup>, 2023.

The Annual Meeting was adjourned.

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The new BOD began it's January 2023 BOD meeting immediately following the Annual meeting.

The new 2023 BOD members were all present, establishing a quorum. Discussion of BOD positions and committee assignments as follows, including contact information:

**2023 Board of Directors**

George Heiskell has agreed to be President ([george.heiskell@comcast.net](mailto:george.heiskell@comcast.net) 503.957.7668)

Ed Van Brocklin has agreed to be 1<sup>st</sup> VP ([ervanbrocklin@hotmail.com](mailto:ervanbrocklin@hotmail.com) 503.358.8114)

Cathy Evanson has agreed to be Secretary ([wormbu@aol.com](mailto:wormbu@aol.com) 513.777.0465)

Jimme' Peters has agreed to be Treasurer ([jimme@24-7consulting.com](mailto:jimme@24-7consulting.com) 503.816.0500)

Larry Cheever has agreed to be 2<sup>nd</sup> Vice President ([larry.cheever@gmail.com](mailto:larry.cheever@gmail.com) 925.212.0558)

**2023 Committee Assignments**

Facilities – George Heiskell

Safety & Security – Ed Van Brocklin

Architectural Review – Larry Cheever

Violations & Adjudication - Jimme' Peters

Bylaws, CCR's & Rules – Larry Cheever

All members voted in favor of the Board of Directors positions and the committee assignments as outlined above, and the motion was passed.

Each of the BOD positions and committees should coordinate with their outgoing counterparts and outline their plan for transition. Also, each committee shall recruit their members by the next BOD meeting.

The January BOD meeting was adjourned @ 5:20 pm