



# West Hayden Island Moorage Owners Association

2630 North Hayden Island Drive  
Portland, OR 97217

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

TIME & PLACE: Sunday, January 21, 2024, 3:00 PM at the Oxford Suites, Jantzen Beach. The meeting was also available on Zoom.

### Order of Business

- ❖ Call to Order: 3:12 PM
  
- ❖ Thank you to Jimme' Peters (Slip 7) for arranging today's Zoom meeting.
  
- ❖ Determination of Quorum
  - The meeting was opened and closed with 27 slips represented, which does not represent a quorum; as such, all actions are advisory or informational in nature.
  
- ❖ President's (Chair's) Comments: George Heiskell (Slip 40)
  - George welcomed new owners Robert Keating and Lesley Tanaka (Slip 1); Robert and Ronda McCaughey (Slip 8); CW and Christy Taylor (Slip 12); Timothy and Angela Williams (Slip 13); Dan and Brandy Snyder (Slip 16); and John and Kristen Damazio (Slip 25). We had challenges with the recent freeze, but we became a family.
  - George discussed the Fractional Ownership that was on the ballot, which did not pass. This will be discussed in the future.
  - George discussed the Water Tax. Thanks to Steve Harkins (Slip 2) for following through on this issue and challenging the numbers. Had this become a reality it could have cost our moorage around \$36K a year for the imposed Water Tax. We don't need to worry about it for another year, but it might come up again. They were planning to charge us for the water that runs off our roof into the river. Thirty moorages and yacht clubs are splitting the representation to fight this tax. Our portion will end up being somewhere between \$1500 and \$2000.
  
- ❖ Secretary's Report – Vicky Maiden (Slip 6)
  - Announcement of Ballot Results and New Board Members
  - There were two candidates running for one open position on the Board, Robert Keating (Slip) and Lucy Park (Slip 32). We received 42 ballots with the outcome as follows: Robert 12 votes; Lucy 30 votes. Congratulations to Lucy and thank you to Robert for running.

- The Resolution on Revenue Ruling 70-604, regarding whether the Treasurer shall apply excess income to our following year's operating budget, was passed 30 to 1.
- Vicky reminded that a couple secretarial tasks have been delegated to community members. Nancy Braaten (Slip 56) has been coordinating the slip owners' liability insurance continued coverage. Jackie Draper (Slip 56) will be coordinating sales and rentals. She will be replacing the work previously done by Amy Cox (Slip 14). Thank you, Amy. Both coordinators will be working with the Secretary.
- Vicky reminded all owners if you have a special request or an item that requires attention, please contact the Board.

#### ❖ Treasurer's Report – Jimmé Peters (Slip 7)

- Jimmé reminded the owners that the HOA dues have been raised to \$500 per month beginning in January 2024. Everyone knows global expenses are up so an increase is not unexpected. We looked at all moorages in the area and we were still the lowest. Insurance is also on the rise. We are making great effort to conserve within the new budget numbers. Thanks to Josh Middleton and Amy Cox (Slip 14); and Clay and Jan Funkhouser (Slip 15) for doing a tremendous job of looking into drought resistant plants that require less watering. They have also secured a new landscape company to help control our expenses. We have been looking for leaks' moorage wide. Steve Harkins (Slip 2) has been reading our water meters daily to make sure we are fixing all leaks. Our water expense has gone up by 1/3.
- The Moorage's Real Property Tax paid in 2023 for the upland was \$60,872.00 divided by 56 = \$1,087 that can be claimed by each slip owner. Please note; if you purchased your home in 2023, please calculate how much of this amount should be apportioned to you and how much to the sellers of your property, based on your closing date.
- We have not been able to close our books for 2023. We have substantial bills that haven't come in yet. We are looking for a volunteer for bookkeeping. If we can't find a volunteer, we will need to hire outside.
- Our budget is based on what we know, and we will stick with that until we know of more expenses. We have \$411K in our reserves.
- Thanks to Pat Buescher (Slip 20) for being our bookkeeper this past year, as well as serving on the Board for two terms. Also, thank you to Jan Funkhouser (Slip 15) who has jumped in to help with year-end as well.

#### ❖ Old Business

#### ❖ Standing Committee Reports

##### ○ Facilities and Grounds – George Heiskell (Slip 40)

- George explained that in 2023 we finished up with the gate programing, we replaced all the gutters and painted all the garages and the garage doors. Clay Funkhouser (Slip 15) has been our garage superstar. All the money for these repairs came out of reserves. We are going to try in 2024 to get the money we used back into reserves.
- We still have water valves to get started on. We have a lot of work to do with the water valves. We were going to have Richard Fisher do the work, but he is just too busy. For the new owners, find out where your honey pot is, and your water shut off is located.

- We have concrete work to do this year. Some nasty chemicals were used to melt ice in years past that caused a lot of damage.
- Fire, Security, and Safety – Ed Van Brocklin (Slip 43)
  - Ed reported that we now have a gate controller which is working well. A few folks have been having problems with their iPhones not opening the gate. It could be a system operation update is needed for their phones. They have been doing updates to “My Community” which may be causing problems with the cell phone operating system. Ed wanted to remind everyone that they can reach out to him directly if they are having issues.
  - Ed wanted to thank Judith LaScola and Earl Richardson (Slip 48) and Christopher Taylor (Slip 43) for their help during the year. Also, Casey Holmes (Slip 38) for his continued support in keeping us on track with our fire & safety regulations and all our inspections. This has been a huge thing for our community.
- Architectural Review Committee – Larry Cheever (Slip 3)
  - Larry thanked Brian Trimpe (Slip 41) and Paul Buescher (Slip 20) for their help over the past two years.
  - Larry reminded us that the goal of ARC is to help our moorage stay one of the best in the Portland area. The ARC gets involved when changes are needed to be made on the exterior of the home or on the slip. We have a form on the website that should be completed. We received over twenty requests in 2023 and turned them around quickly. Our number one effort is to communicate the rules.
  - The ARC does a Spring Walk and usually has 20 or so owners that we reach out to annually who need their license and their slip number placed on their homes.
  - We try to follow up 4 to 6 weeks later after an open order has been approved for repairs. If there is an issue, please bring it to the Board and it can be resolved quickly.
  - The ARC does need to look at anything that will be done on the outside as well as the inside of the home. We also have rules regarding structures between the homes.
- Bylaws, CC&Rs & Rules Committee – Larry Cheever (Slip 3)
  - Larry thanked Ivy Dodge (Slip 2) and Carl Coffman (Slip 17 & 52) for their help this past year.
  - Larry advised that this committee serves at the request of the BoD. The BoD will also ask the committee to investigate making new rules as necessary. The committee needs to document what they are working on and bring it back to the BoD. They advise on existing rules and create something new.
- Violation and Adjudication Committee – Jimmé Peters (Slip 7)
  - Jimmé thanked Ed Van Brocklin (Slip 43) and Royanne Mathiesen (Slip 34) for their assistance this past year. They were in unanimous agreement on all things that came before them.
  - Several fines were issued this year and the money received went into the beautification committee’s fund.

- Jimmé encouraged everyone to read and become familiar with the rules. Some situations were unintentional oversights and could have been avoided.

❖ New Business

- Discussion followed regarding Fractional Ownership. It was agreed that this topic needs further investigation, clarification, and review.
- Discussion followed regarding Electric Vehicle charging. The possibility of upgrading each garage for charging was investigated and found to be quite expensive. We changed our focus and looked at putting six charging stations in the parking area. CW put together some numbers for accomplishing that option. The BoD felt this was not something that the moorage should pay for out of our reserves. If the moorage passes this option, it would be funded by a special assessment. Carl suggested this should be discussed with Oregon Energy Trust for some funding. It was suggested that it might be a good idea to form a committee specifically to gather opinions on this topic. Brad Pendergraft (Slip 23) said he would be willing to be on this committee.
- Carl Coffman (Slip 17 & 32) would like to see the BoD send out the financials monthly with the approved minutes. Owners need to be informed monthly of our financial situation.
- Gary Clark (Slip 18) reminded owners to file any island problems with homelessness and abandoned vehicles with [pdxreporter.org](http://pdxreporter.org). It does get attention.

❖ Reminder: Time and place for the next and subsequent monthly BoD meetings

- Day: Second Thursday of the month
- Time: 6:00 PM
- Next meeting to be held on Thursday, February 8, 2024, in the Moorage office.
- All members are invited to attend as observers.

❖ Reminder: Date for next Annual Membership Meeting

- Day: Tentatively set for the fourth Sunday in January (January 26, 2025)
- Time and Place: TBD

❖ The meeting was adjourned at 4:35 PM.