



Hayden Island Neighborhood Network

Annual General Membership Meeting Minutes Columbia Point West Clubhouse 233 Hayden Bay Drive, Portland, OR 97217 Thursday, March 13, 2025– 6-7:30 PM

Call to Order: Presiding Officer, Pam Ferguson, Chair,
HINooN Secretary, Ellen Churchill, BOD

Purpose of HINooN:

“To enhance the livability of the Hayden Island neighborhood by establishing and maintaining an open line of communications and liaison between members of HINooN, other neighborhood associations and government agencies.”

Article 9. Non-Discrimination

“Hayden Island Neighborhood Network shall not discriminate against individuals or groups on the basis of race, religion, color, sex, sexual orientation, gender identity, age, disability, legal citizenship, national origin, income, or political affiliation in any of their policies, recommendations, or actions.

(HINooN Bylaws, Effective June 9, 2011)

Board Member Role Call: [P] Present, [A] Absent.

1	Hi, Manufactured Homeowners &, Inc.	Pam Ferguson	Chair	P
2	Columbia Point West	Michelle Wemyss	Treasurer	A
3	Lotus Isle Homeowner’s Association	Ellen Churchill	Secretary	P
4	Columbia Point	Janet Mack		P
5	Hayden Bay Marina Homes	Rob Lewis	Land Use Chair	P
6	Hi, Manufactured Homeowners &, Inc.	Christina Fletcher		A
7	Marina River House Homeowner’s Association	EC Mathews		A
8	Non-Profit Hayden Island - CSI	Gary Clark		P
9	Hi, Manufactured Homeowners &, Inc.	Jan Roxburgh		A
10	Association of Unit Owners of Riverhouse	Martin Slapikas		P
11	At Large	Sam Churchill		P
12	At Large	Tom Dana		P

	GUESTS:	
	Tomahawk Floating Homes	Victoria Grace
	Manufactured Homes Community	Pat Yoder

2025 ANNUAL HINooN GENERAL MEMBERSHIP MEETING

I. ESTABLISH QUORUM OF VOTING MEMBERS

Only Qualified **Voting** Members are eligible to participate in discussion and vote. If the required quorum of fifteen (15) qualified voting members is not present, the meeting may be adjourned for 1 minute and reconvened on the same Zoom site with the quorum requirement reduced by half. (Only to be used in case HINooN does not have the regular quorum needed to conduct the business of the meeting.)

Eight Board members were present, and two guests were present. The eight board members represented a quorum necessary to continue the meeting.

Quick Recap

The attendees of the meeting introduced themselves and discussed several topics, including the ongoing efforts to address a persistent homeless encampment near the south overpass, and the proposed Mega Bridge project. They also discussed the challenges of relying solely on the police for emergency responses, the potential risks associated with the Interstate Bridge project, and several organizational matters.

The group also discussed the need for better evacuation routes, the importance of addressing hazardous material storage in vulnerable areas, and the potential for a public meeting involving various stakeholders to address the Interstate Bridge replacement program and the Critical Energy Infrastructure Hub.

Next steps

- Martin to contact someone from River House East to potentially represent them on the board.
- Sam to reach out to his contact at Waterside to see if they would join and represent Waterside.
- Pam to send a reminder email for future meetings.
- Board to consider alternating between in-person and Zoom meetings every other month.
- Board to review bylaws regarding meeting frequency requirements.
- Board to focus on becoming more effective and accomplishing tangible goals to increase participation and engagement.

- Board to consider organizing public meetings with guest speakers to discuss important island issues like the bridge project.
 - Kimberly (media consultant) to help increase visibility and credibility of the organization's efforts regarding the bridge project.
 - Board to balance focus between bridge-related issues and other community concerns to maintain broader interest and participation.
 - Marty to send his paper on the Critical Energy Infrastructure Hub [CEI Hub] and Interstate Bridge Replacement Project [IBRP] issues to the Department of Transportation, Federal Highway Administration, and Inspector General of Transportation.
 - Board to invite a speaker at the April to discuss the land sale at the west end of Hayden Island for bridge mitigation.
 - Board members to reach out to their contacts in various HOAs to find potential representatives for unrepresented communities.
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Summary

HINooN Meeting Attendee Introductions

Pam Ferguson led a meeting where attendees introduced themselves, with Pam Ferguson being the current chair of HINooN, Sam Churchill being an at-large member, Gary Clark heading the Hayden Island Community Security Initiative [CSI] group, Ellen Churchill serving as secretary, Janet Mack being the president of Columbia Point, Rob Lewis being a past president of the Hayden Bay Homes Association, Victoria Graves being a new representative from Tomahawk Floating Homes, and Pat Yoder being the President of the Manufactured Homes Association.

Illegal Activities and Homeless Encampment

Gary Clark reports on recent illegal activities in the area, including a mugging incident possibly involving an illegal camper. He discusses ongoing efforts to address a persistent homeless encampment near the south overpass, mentioning that Kimberly has leveraged her connections with ODOT to initiate cleanup and hardening of the site. Gary describes the environmental impact of the encampment and the challenges in permanently removing the individual, likening it to a "whack-a-mole" situation. He

also notes recent changes to barriers on 33rd street and expresses concern about potential new campers moving in as a result.

Security Guards Address Emergency Challenges

Gary Clark discussed the challenges of relying solely on the police for emergency responses, particularly in areas with limited resources. He highlighted the benefits of a contracted security guard service, which provides a quick response to emergencies and can manage property rights issues more effectively than the police.

Gary shared examples of successful interventions by the security guards, including stopping shoplifting and addressing homeless individuals on private property. He emphasized the importance of property rights in these situations and noted that the security guard service has contributed to a decrease in crime in the area.

Mega Bridge Project Concerns and Costs

Gary Clark discussed the proposed Mega Bridge project, expressing concerns about its height and potential impact on shipping. He highlighted the bridge's design, which would be 62 feet shorter than the current drawbridge allowance, affecting ship sizes. Gary also mentioned the project's budget, which is estimated to be around 6 to 7 billion dollars. He shared that they **recently discovered the project has not budgeted for the drilling of new shafts**, which could lead to delays and cost overruns. Gary also mentioned a simpler solution, an immersed tube tunnel, which is being built on the Fraser River in British Columbia, and is estimated to cost 3 billion dollars.

Securing Media Coverage for Light Rail

Gary reports that the group has secured media coverage, including TV interviews and an FM station in Portland. They have also engaged Kimberly, a resident and accomplished media consultant, to help with their outreach efforts, including using social media. The group has signed up with a media distributor to blast their press release to media outlets in both states. While they didn't raise enough funds for a large billboard, they are considering smaller signs on I-205 to educate the area. The group discusses the need for a consistent message among various organizations opposing light rail but notes difficulties in coordinating with other groups like Just Crossing Alliance. They plan to focus on swaying public opinion in the coming months, as tolls are set to start next year.

Vancouver Light Rail Project Discussion

Gary discussed the Vancouver city council's support for a light rail project, despite the lack of interest from other parties. Gary suggested repurposing the existing bridge for light rail and adding a walkway for bicyclists. Gary also proposed a tunnel as a more cost-effective alternative, which could include real estate development and a shuttle system. Gary mentioned the potential for a new meeting area on the Vancouver side and the need for a 2-

billion-dollar investment from the Feds. Gary expressed concern about the political environment and the need for a political solution that benefits everyone. Gary also mentioned the work of Neighbors for a Better Crossing and the need for feedback from their group.

Interstate Bridge Replacement [IBR] and Critical Energy Hub [CEI] Hub

Gary discussed the potential for a public meeting involving various stakeholders to address the Interstate Bridge replacement program and the Critical Energy Infrastructure Hub. He emphasized the importance of considering the impacts of these projects on regional resilience and infrastructure planning, particularly in the context of potential Cascadian earthquakes. Gary also highlighted the need to address the hazardous materials at the CEI Hub, which is not currently within the scope of the IBR program. He mentioned that a draft supplemental environmental document is being reviewed, which includes a table identifying 30 hazardous sites on the island.

Interstate Bridge Project Earthquake Risks

Martin Slapikas discusses the potential risks associated with the Interstate Bridge project, particularly in the event of a major earthquake. He highlights concerns about soil liquefaction and the vulnerability of the proposed bridge design. Martin mentions that he is preparing to send information to various government agencies, including the Department of Transportation and Federal Highway Administration. He also references studies on earthquake risks and environmental impacts, including a Metro-funded study and the Oregon Resilience Study. The group discusses the need for better evacuation routes and the importance of addressing hazardous material storage in vulnerable areas. Martin plans to attend an upcoming city council meeting about the Critical Energy Infrastructure Hub on March 12th. The conversation concludes with a brief mention of a land sale for bridge mitigation on West Hayden Island, which is currently open for public comment.

Organizational Matters and Bridge Project

The group discusses several organizational matters. They are seeking board positions, including a vice chair and secretary, as Ellen is stepping down as secretary. Patty Marcellus has volunteered to be the new treasurer. They are also looking for representatives from various homeowners' associations on the island. The group debates whether to continue with monthly in-person meetings or switch to Zoom meetings, with the majority preferring Zoom. There is discussion about the need to become more effective as an organization, particularly regarding the interstate bridge project, to attract and retain members. Some members express concern about the group's focus on the bridge issue, while others emphasize its

importance. The meeting concludes with a discussion about increased police presence on the island, which was achieved through the group's efforts.

Other Issues:

The approval of the February 2025 Board meeting minutes was not brought up in this meeting nor was the February Treasurer's report. However, the February 2025 Treasurer's report is attached to this document.

Minutes Respectfully Submitted, Ellen Churchill, Secretary

draft



Hayden Island Neighborhood Network

STATEMENT OF FINANCIAL POSITION

FOR THE CURRENT PERIOD ENDING February 28th 2025

WF INITIATE BUSINESS CHECKING

Beginning Balance February 1st 2025	\$8311.80
Deposits/Credits: R Brounstein donation	0.00
Withdrawals/Debits:	<u>0.00</u>
Balance on February 28th 2025	\$8311.80

WF BUSINESS MARKET RATE SAVINGS

Beginning Balance February 1st 2025	\$2533.51
Deposits/Credits	
Interest	.02
Withdrawals/Debits	
Ending Balance on February 28th 2025	<u>\$2533.53</u>

Total Combined Wells Fargo cash accounts February 28th 2025 \$10,845.33

HINooN BOTTLE DROP (OBRC)

Bottle drop Account as of November 30th, 2025	\$1094.35
Withdrawal from Bottle drop	
Addition to Bottle drop	<u>\$ 134.84</u>
Bottle drop Account as of February 2nd, 2025	\$1229.19

Total HINooN Cash on February 28th, 2025 \$12,074.52

NOTE: Awaiting Martin and Pam to switch signers at the bank.

Who will handle the handoff of Treasurer items?