



Board Meeting Minutes Thursday, October 9, 2025– 6-7:30 PM

Call to Order: Presiding Officer, Pam Ferguson, Chair
 Zoom host: Ellen Churchill
 Secretary: Ellen Churchill

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.” (HINooN Bylaws, Effective June 9, 2011)

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

1	Hi, Manufactured Homeowners &, Inc.	Pam Ferguson	Chair	P
2	Island Cove Floating Home Community	Patti Marcellus	Treasurer	P
3	Lotus Isle Homeowner’s Association	Cheryl Bertanyi		A
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 HOA	EC Mathews		P
8	Non-Profit Hayden Island - CSI	Gary Clark		A
9	Hi, Manufactured Homeowners &, Inc.	Jan Roxburgh		P
10	Association of Unit Owners of Riverhouse	Martin Slapikas		P
11	Tomahawk Floating Homes	Victoria Grace		P
12	At Large	Sam Churchill		P
13	At Large	Tom Dana		P
14	At Large	Ellen Churchill	Secretary	P
15	The Waterside HOA – Letter Pending	Richard Brounstein		A

Goals & Objectives for the meeting

Provide a forum for members of the community to involve themselves in the affairs of the Hayden Island community. To determine activities that will enhance the livability of the neighborhood.

Establish a quorum A minimum of Seven Board members in attendance is necessary at any Board meeting to make binding decisions. Eleven Board members attended the meeting.

Approval of September 11, 2025, HINooN Meeting Minutes.

The Board approved the September 11, 2025, minutes with two corrections: add "Corridor Visioning Study" to Page 6 under "IBR Environmental Impact Concerns," and include the Treasurer's report for August 30, 2025.

Summary:

The meeting addressed agenda management and reviewed several community projects, such as the status of the bridge project. The Board formed a Community Event Committee to develop plans for allocating some of the \$16,000 in the HINooN account to improve Hayden Island's livability. Financial information was shared with the Board, including account balances and updates to the bottle-drop program. Website and social media developments were considered to improve communication. The group discussed disaster preparedness efforts, earthquake risks, and possible legislative support, and also examined organizational documents for approval.

Next steps

- Ellen to collect email responses from board members by Monday regarding support for Marty's letter and Nikki's letter
- Marty to contact Nikki Mandell about potential support for HINooN's repurposing resolution
- Ellen to coordinate a meeting with the Community Events Committee to brainstorm ideas for using some of HINooN funds
- Ellen to provide blue bags to Marty for the bottle drop program
- Patti to write herself a check for \$50 for the annual report payment
- Patti to purchase a deposit-only stamp from Amazon
- Pam to send her receipt from Walmart to Patti for reimbursement

- Pam to get more information about NECN grant applications
- Sam and Victoria to create an Emergency Preparedness section for the HINooN website. Pam requested that they not spend time on recreating something new, but that they gave links to what is already available o line.
- Sam to update the **HINooN** website with correct board member information and fix the spelling of HINOON
- Sam, to set up an email address on “myhaydenisland.com” for Patti as Treasurer

Bridge Project and Community Fund

The meeting began with a discussion about managing the agenda and keeping discussions focused, as Ellen planned to mute participants to prevent interruptions and adhere to a 10-minute time limit for each topic. The group discussed the status of the bridge project, noting that it was unlikely to proceed due to lack of funding and rising costs.

Ellen mentioned a separate meeting currently being held in Vancouver involving Gary Clark John Ley and Kimberly Haslett among others exploring potential improvements to the existing bridge.

The group also addressed the need to brainstorm ideas for using HINooN’s \$16,000 fund to benefit the community, with Ellen suggesting forming a committee to develop proposals.

Board Meeting: Financial Updates

The board approved the September 11th meeting minutes with a correction to the Corridor Visioning Study reference.

Patti presented the treasurer's report, noting the completion of the IRS annual report.

Treasurer Report for September 30, 2025

Checking	\$11,209.92
Savings	2,533.66
Bottle Drop	<u>2,465.31</u>
	\$16,208.89

Ellen requested to add Patti Marcellus’s name to the bottle-drop program in place of John Stach, which was approved by the board. The conversation ended with a discussion of the bottle-drop program's success, collecting approximately \$250 per month.

HINooN Website and Social Media Updates

The meeting discussed updates and improvements to the HINooN website and Facebook page. Sam acknowledged the need for more dynamic content on the website to increase engagement, while Patti suggested updating the Facebook page by removing outdated business links. The group agreed to standardize the spelling of "HINooN" across all platforms, settling on "HINooN" with two lowercase "o's" and no hyphen. Ellen and Sam planned to collaborate on updating board member information and adding Patti as treasurer.

Community Events Planning Discussion

The Board discussed several topics, including the need to keep meetings focused and efficient, with an emphasis on summarizing rather than delving into lengthy papers at the meeting. Papers should be sent to Board members several days before the meeting to give them time to read and digest the information.

They chose to postpone a discussion on homelessness on Hayden Island until Gary Clark was available. Board members agreed to form a "Community Events" committee to brainstorm ways to use their available funds for community enhancement, with volunteers including Rob, Victoria, Pam, Patti, and EC. They discussed potential activities like National Night Out and smaller community events, with plans to meet separately to develop ideas.

Financial and Operational Updates

At the meeting, Patti agreed to manage banking tasks, update records in QuickBooks, file annual reports, and reimburse Pam. Ellen donated leftover school supplies to View Acres and gave blue bags to Patti. The Board noted ongoing difficulties finding a Prose Apartments HINooN representative due to lack of regular resident meetings and limited opportunities for residents to connect.

Community Disaster Risk Mitigation

Martin discussed disaster preparedness, focusing on earthquake and toxic gas risks in their area. Travis E Nelson is an American politician and nurse serving as a member of the Oregon House of Representatives from the 44th district. He assumed office on February 1, 2022. Martin suggested contacting Travis Nelson to gather information on toxicologists and potential solutions for the poisonous gas threat. Martin also shared insights from a JCA meeting about transportation issues related to a new bridge project. Martin highlighted the IBRP's inefficient planning. Lastly, he presented a paper on legislative support for risk mitigation funds, suggesting the repurposing of IBR program funds to address Hayden Island's community's specific needs.

Martin needs to submit his paper to the City Council by October 17th and has requested HINooN's support. The Board agreed to review both Martin's paper and one from the CEI Task Force, with the Board deciding whether to endorse one or both by October 13th. Martin proposed supporting the CEI Hub Task Force if they agree to back the HINooN resolution on repurposing IBR funds.

Ellen proposed a process where members would email their agreement or concerns about the papers to her. Ellen will compile the response on Monday October 13th and let the group know by Tuesday, October 14. She will keep the compiled responses in the Secretary's notes.

Sam conveyed updated data from OSU geology researcher Chris Goldfinger regarding the likelihood of larger earthquakes affecting the Oregon and California coastlines. Martin acknowledged this information as potentially relevant for future discussions.

Sam shared news that Zenith received an air quality permit from the Oregon DEQ, allowing it to continue operating in Portland's Critical Energy Infrastructure Hub, with requirements to phase out crude oil by 2027 and focus on renewable fuels. Martin expressed concern about the impact of earthquakes on infrastructure, including questioning traditional disaster plans like hiding under desks or tables.

Emergency Preparedness Website Initiative

Victoria proposed creating a new section on the organization's website dedicated to emergency preparedness, which would provide information and suggestions for community members during various emergencies, including potential natural disasters. Sam agreed that this was an excellent idea and suggested collaborating to develop the content. Victoria expressed her willingness to take on this project and gather more information, while emphasizing her interest in earthquake preparation.

Earthquake Preparedness Information Review

The committee discussed earthquake preparedness and agreed to organize existing information rather than create added content, with Sam's website already providing comprehensive resources. They noted concerns about Hayden Island's vulnerability during an earthquake, particularly regarding bridge access and potential flooding.

Adjournment

Ellen made a motion to adjourn the meeting. Tom Dana seconded the motion. The motion passed unanimously. **The meeting adjourned at 7:15 pm**

Minutes Respectfully Submitted: Ellen Churchill, Secretary, HINooN

