



## HINooN

Hayden Island Neighborhood Network  
[www.myhaydenisland.com](http://www.myhaydenisland.com)

### April 9, 2015 BOARD MEETING Oxford Suites Minutes

**Board Members Present:** Carol Coar (The Waterside), Tom Dana (At-Large), Karla Divine (Tomahawk Island Floating Home Community), Ron Ebersole (At-Large, Island Cove), Gary Furgason (West Hayden Island Moorage), Jeff Geisler (Business), Herman Kachold (HI Manufactured Home Community Homeowners Assoc), Lucinda Karlic (nonprofit, HILP), Lisa Owens (HB Condos), Berni Pilip (Jantzen Beach Moorage), David Redthunder (HI Manufactured Home Community), Ron Schmidt (At-Large), Marty Slapikas (Riverhouse Condos), Roger Staver (Island Cove).

**Board Members Absent:** Traci Chapman-Roy (Jantzen Beach Moorage), Timme Helzer (Riverhouse East), Charlie Kuffner (Columbia Point West), Lyn Pettit (Marina Riverhouse).

**Homeowner Associations Not Represented:** Columbia Point East, HB Marina Homes, Jantzen Beach Village Condominiums, Lotus Isle Homes.

**Audience:** approx. 25 guests including: **HILP:** AJ & Jan Roxburgh; **ORSI:** Aubrey Spears Sutherland; **Port of Portland:** Brooke Berglund; **Island Residents:** John Stach (**Waterside**); Rae Koontz (**JB Moorage**), Mika Lewis, Carroll Kachold, Deborah Heckhausen (**Manufactured Homes**); Jill Brown, Dave Viuthkola (**Tomahawk Is**); Reyna Lopez, Laura Simmons (**Our Oregon**); Mike Bules, (**Hinton Development**); Dina Clark (**DePaul Industries Security**); Ben Horbeck (**Pacific Response**); Melanie Utrick; Susan Colton (**Riverhouse East**).

The meeting was called to order at 7:05 PM by Chair Jeff Geisler.

Minutes taken by Carol Coar.

*Carol Coar moved and Ron Ebersole seconded to approve the March minutes.*

**YES 14 NO 0**

#### Treasurer's Report

**Karla Divine, treasurer, report**

- **Wells Fargo \$7,439.24**
  - \$5,439.39 cash
  - \$2,000.00 in CDs (US Bank) – now due, Karla will check into Wells Fargo rates

#### Presentations:

**A Better Oregon: Reyna Lopez and Laura Simmons**

- [www.ouregon.org](http://www.ouregon.org) 503 239 8029 reyna@ouregon.org
- Priorities: Marriage Equality, Protecting the Environment, Protect Jobs, Protect Oregon's Business Environment, Invest in Education
- Shared their concerns about Oregon economy and how large corporations are not paying their share of taxes

- Concerns: large class size, close schools early, 1 in 4 people make less than \$12 an hour
- Solution: increase corporation taxes for out-of-state companies; those who earn \$25 million in sales or more, start with 2-2.5% in tax raises; Oregon is 50<sup>th</sup> in the tax rate for corporations

### **DePaul Industries – Deana Clark**

- Homeless continue to break-into their facility, in part to blame because of Oregon's liberal policies

### **Island Real Estate: Susan Colton, Karla Divine, Jeff Geisler**

Notes from Susan Colton: 503-936 0161

Portland Magazine rate the vast majority of Portland as increasing in home costs; Hayden Island dropped by 10% or more

- Reasons for drop:
  - Traffic on I-5 is heavy
  - People are unaware of what the Island has to offer
  - Poor Schools in our attendance area
  - Some condos do not have, or have little, in Reserve
- Sales on the Island
  - Reserve Funds important for future repairs/replacements
    - One Island Condo Assn to get new roofs - \$7,500 per unit assessment
  - Pool and Tennis Courts
    - Pool is a major asset; tennis courts less so
  - Since 2008, multiple factors have lowered property values: stock market dropped, increased Crime Rate on the Island, Lottery Row, and the concerns about Bridge and length of construction time.
  - Spring and Summer bring higher prices and quicker closings.
    - Fall and Winter are known for better buys as seller wants to move
  - Remodeling: Bathrooms and Kitchens bring the most bang for the buck.
  - HOAs and Repairs: Many of us get upset about cost of repairs or upgrades. But if you were to own your own house, you should be spending about 1-2% of the value on repairs each year: painting, roofs, gutters, windows updating, etc
- Realtors & Homeowners checklist: use this list as you walk through your house/condo and check these items:
  - Water Drainage Problems: mold, mildew, divert all water and soil away from building
  - Debris Around/Under House: remove and haul away to dump
  - Wood to Earth Contact (wood touching soil – dry rot potential): remove and replace with new wood
  - Leaky Roof: check for discoloration in ceiling, yellow stains, actual drips or wet insulation
  - Moss on Roof: Esp. on north side and under trees. Pressure wash and spray with retardant
  - Darkened Dirt Cement: driveway and walkways. Pressure wash
  - Broken Windows: thermal pane, single pane aluminum, vinyl or wood frames, tempered glass. Reinstall or replace where needed.
  - Bent Window Screens: Rescreen or buy new frames.
  - Peeling Paint (or blistering, poor color, poor previous job): repaint
  - Rotten Gutters: remove and replace with new
  - Clogged Old Gutters: clean out and flush downspouts
  - Weak or Wiggling Handrails: Install or make sturdy
  - Poor Caulking: Re-caulk to perfection throughout entire house, around doors and windows, tubs and counters

- Loose Chimney Bricks: dig out grout and re-grout
- Sticking Sliding Windows: Completely refurbish like new
- Leaking Tub Drain: fix all plumbing problems
- Dripping Faucet: install new screens and parts
- GFI Electric Outlets in Bathrooms: install
- Add Deadbolt Locks: on all outside doors
- Weather Stripping: Re-weather strip all doors
- Sticking and Hard to Shut Doors: adjust and fix like new
- Holes from Door Knobs (abuse to walls): repair, match texture and paint
- Corner Bead Metal showing (nail pops): re-tape and texture and paint
- Mirrors and Medicine Cabinets in Bathrooms: install larger mirrors, add medicine cabinet
- Weak Old Towel Racks: install new ones
- Door Stops: install where needed so that doors don't hit walls
- Dull, dinghy Kitchen Cabinets: restore
- Vinyl Floors: if old, blemished, ugly pattern or color – replace or restore
- Formica Counter Tops: replace if shipped, scratched, old, ugly color
- Sink Scratched: Replace with 1 or 2 basis with disposal
- Outside Decks: replace rotten boards, or build new deck
- Stair Jacks Dry Rot: Build new or fix and replace bad spots
- No Dryer Vent: Run flex hose to exterior wall through cement foundation
- No Fire Alarm: Add fire alarms for safety
- No Garage Door Opener: Install garage door opener
- Poor Lighting: Install security lights, walkways, track lighting
- No Security Devices: Add security doors, bars, heat sensor, outside lighting.
- Overgrown Shrubs and Trees: Trim trees, bushes, shrubs, get plant material away from house and roof
- Sagging Gates and Pool Latches: Build new or fix old fences and gates, adjust and install hardware
- No Cable in Rooms where you want it: Splice and run cable room to room
- No Phone Jacks where you want them: Splice and run phone jack to where needed
- No Deck with Covered area: Build covered area for shade in summer to hang plants
- Fireplaces Dirty and Full of Soot: Clean and wash area with fireplace cleaner

**Former Zupan Building – Hinton Development – Mike Bules – 503 725 2698**  
**mike@hintondevelopment.com**

- Interested in purchasing building and re-developing
- Fellow asked for suggestions for businesses

**Lottery and Legislation – Marty Slapikas**

- Marty, Jeff and Charlie attending Lottery Commission hearings
- At a public hearing in Salem on Wednesday, April 1, 2015, newly elected Representative Kathleen Taylor, Democrat, District 41 - Milwaukie, introduced three bills in the House Human Services and Housing Committee chaired by Representative Alissa Keny-Guyer, Democrat, District 46 - Portland, dealing with the Oregon State Lottery.
  - They are:
    - HB 3316, Deems establishment of lottery game retailer or applicant to be casino when 50 percent or more of annual net income of establishment is, or is projected to be, derived from sale of tickets or shares in lottery games. (Amending ORS 461.300);
    - HB3317, Directs Oregon State Lottery Commission, in coordination with Oregon Liquor Control Commission, to report biennially on distribution an concentration of

video lottery game terminals in relation to socioeconomic status of neighborhoods or communities in which premises of video lottery retailers are located. (Amending ORS 461.217); and,

- HB3318, Establishes Oregon State Lottery Responsible Gaming Code of Practices. (Amending 461.200)

- HINooN Vice Chair Martin Slapikas and Board member Charles Kuffner offered testimony in support of HB 3316 and HB 3317.
  - OSL Director Jack Roberts supported HB 3317 and HB 3318. He stated a reluctance in supporting HB 3316 pointing out difficulties in meeting the legislature’s need for their funding priorities.
  - A representative of the Oregon Restaurant and Lodging Association (ORLA) expressed a similar view.

**Neighborhood Emergency Training (NET Team) - Carol Coar**

- Jeremy (with City) is waiting for more funding to start a new training cycle.
- Meetings will take place on Wed evenings.
- More people needed to form the team: at least 1-2 people from each homeowner assn.

**Committee Reports**

**Executive**

**Jeff Geisler**

**Business**

**Jeff Geisler**

**Environment & Livability**

**Tom Dana**

**Land Use & Government Affairs**

**Ron Ebersole**

**Safety & Security**

**Jeff Geisler**

**Community Outreach**

**vacant**

**NET (Neighborhood Emergency Team)**

**Carol Coar**

**Transportation**

**Tom Dana**

**West Hayden Island**

**David Redthunder**

*Jeff Geisler adjourned the meeting at 9:10 PM*

**Next meeting, Thursday, May 9, 2015, 7 PM, at Oxford Suites.**