

Jantzen Beach Moorage, Inc
Board of Directors Meeting Minutes
April 21, 2015

Board of Directors (BOD) Present – Officers: Maia Godet, Mike Bowe, Ginny Girotti-Sorem, Carol Slegers

Directors: Melinda Head, Barbara Nelson, Margaret Puckette

Management: Pam Pariseau

Absent: Mary De Hart, Sharon Rixen

Certificate Holders Present: 1641, 1667, 1731, 1999, 1853, 2023, 1819, 2047, 1785, 1907, 1935

Open the meeting

Maia Godet called the meeting to order at 6:30 pm, and asked Board Members, Moorage Manager and residents to introduce themselves.

Secretary's Report

Margaret Puckett moved to accept the JBMI March 17, 2015 meeting minutes as written. Melinda Head seconded the motion. Vote passed unanimously.

Treasurer's Report

1. Balance Sheet
2. Profit and Loss by Class
3. P&L Budget to Actual
4. Check Detail Report
5. A/R Aging Summary

Treasurer explained that we are right where we need to be on our budget for 1st quarter. Manager explained recent insurance check covered an expense incurred due to resident hitting west entry gate. Treasurer reminded those interested that current financial reports are available in the office the Monday before the monthly board meeting.

Manager's Report

New Members: none

New Tenants: 1549

Collections: none

Theft and Vandalism: none

Resident Issues:

3 complaints, all resolved

Repair and Rebuild:

- ⌚ Ramp Rebuild projects - Ramp 4 completed 4/16, Ramp 5 to begin 4/20. Decided to use high grade lumber - with sealing every 2-3 years will last 15 yrs or more for \$2500 per ramp. (Steel grids would cost \$10,000 per ramp)
- ⌚ Repair to concrete and railing Ramps 2 and 4 (due to someone running into the railing)
- ⌚ Replace railing Ramp 6 for safety reasons; will match other railing in moorage

Maintenance – projects in progress and ongoing

- ⌚ Replacing grates on main walk with decking
- ⌚ Cutting blackberry on bank line

- ⌚ Pressure washing garbage surrounds and concrete ramps
- ⌚ Removing moss at East and West gates
- ⌚ Replacing deck boards on all ramps
- ⌚ Repairing pagoda lights on walkways, replacing broken lights
- ⌚ Replacing screws
- ⌚ Cleaning up parking lot
- ⌚ Sewer water readings
- ⌚ Repairing gates
- ⌚ Repairing irrigation systems
- ⌚ Installing standoffs

Maintenance - Upcoming

- ⌚ Paint fire lanes
- ⌚ Paint railing and concrete walls at top of each ramp
- ⌚ Sand and paint fire extinguisher boxes
- ⌚ Repair piling hoops
- ⌚ Repair and paint electrical pedestals on walkways
- ⌚ Replace transition plate Ramp 1

Oregon Exotic Inset Survey

JBMI agreed to let US Dept of Agriculture survey for exotic insects. There is a trap on the fence near Ramp 2 for the summer that mimics a tree under stress. They are looking for wood boring insects such as beetles, wood wasps and carpenter worms.

Office Assistant Position: interviews completed, offered part-time position to applicant, waiting to hear back, if she accepts, she will be trained by Sherre before she retires May 29th

New Business

- ⌚ Melinda Head proposed board begin the task of looking over the by-laws to see where changes might be needed.
- ⌚ **Spring Clean-up - Saturday, May 16**
- ⌚ **Flea Market and Art Sale - Saturday, July 25**
- ⌚ **WOO** Representative needed – meetings held once per month
waterfrontoregon.com

Committee's Reports: All reports are to be submitted in writing

1. **Architectural** – no report
2. **Communications** – Reminded residents of currently available avenues of input: Visit Moorage Office – conversations with Pam Pariseau during office hours 9-5 M-F, written suggestions/complaints in suggestion box after hours and email/phone calls to board members. Up-to-date Information currently available on website - accepted suggestion to include meeting agenda on website, as well as plans to add new Q/A section. Coming soon – welcome wagon and get to know new resident interviews and helpful articles in newsletter. Need 2 more people on this committee with good communications skills to help carry out these ideas.

3. **Complaints and Conflict Resolution** - 3 complaints resolved – A row unlevel; trip hazard, Complaint about large boat at 1801 egress/ingress, Eviction issue resolved, Legal issue involving attorney client privilege will be discussed in exec session
4. **Finance** – major work on budget meeting early August – there are new members on this committee with suggestions for new approaches for accounting systems and reports. It was suggested that input be handled through committee rather than through open session.
5. **HiNoon** Hinton Dev interested in Zupan Building – 16K sq ft too small for Trader Joes, solicited input for use of building as well as other needs/interests of Hayden Island residents for businesses - Hayden Island Development has not recovered from recession to the extent others have. Sign up sheet for emergency training – contact Carol Coar carolcoar3825@comcast.net .Propane Story – lost this round - qualifications of people reporting was impressive – now moves to City Council – who are very much against it.
6. **Landscape** Many thanks to everyone who planted willows on the banks Rick, Phyllis, Melinda, Jan, Rich, Charley. Plants will need consistent watering throughout the summer and even at that will have a expected 50% survival rate. Seeking advice on what type of pump needed to get water from river to water willows. Will be acquiring native flowering trees appropriate to bank stabilization.
7. **Ramp Captains** Continuing honey pot checks, half completed – need a volunteer to replace Ramp Capt on Row 2
8. **Safety Committee** Twelve JBMI residents trained by Mark Wells of Neighborhood Watch. Names and house numbers of individuals who attended as well as more information available at moorage office. Residents may pick up stickers to display in windows indicating JBMI is a Neighborhood Watch community for crime deterrence. Discussion ensued how/whether to indicate where trained individuals live (other than checking in at office)
9. **Social - Saturday August 8 – Moorage Picnic**, with live entertainment, talent show, many competitive events, pulled pork, corn on the cob, non alc. beverages provided, bring sides, salads, more information to follow. Seeking input for fun ideas. Save the Date!
10. **Web Page** –contact Monica Johnson through website if need be

Open Session

Comments and questions from residents were withheld until this point in the meeting. Even though this process represented a change, the Board and residents generally agreed the business portion of the board meeting went more smoothly as a result and agreed this process would be continued at future meetings

Meeting adjourned at 8:05 pm

Respectively Submitted, Carol Slegers, Secretary