

Jantzen Beach Moorage, Inc.
Board of Directors Meeting
October 20, 2015

Board of Directors Present – Officers: Maia Godet, Mike Bowe, Carol Slegers, Ginny Sorem
Directors: Mary DeHart, Barbara Nelson, Margaret Puckette, Sharon Rixen

Management: Pam Pariseau

Absent: Melinda Head

Certificate Holders Present:

1627, 1853, 1859, 1927, 1999, 2023

Open meeting

Maia Godet called the meeting to order at 6:29 pm, invited board members and moorage manager to introduce themselves

Secretary's Report

Margaret made a motion to accept the JBMI September 15, 2015 meeting minutes as written. Barbara seconded the motion. Vote passed unanimously.

Treasurer's Report

Profit and Loss by Class, Budget to Actual, Balance Sheet, Check Detail Report, A/R Aging Summary

Manager's Report

New Tenants: 1651, 1983

Resident Issues: Manager has received numerous comments about increasing number of high speed scooters not being used cautiously

Projects: Replaced faulty JBMI sewer meter. Investigated water issues – hired plumber to examine each water meter for leakage, considering cause of high water usage

Don't use regular garden hoses for connection to household drinking water - get premium drinking water lead and BPA free hose.

Maintenance: finished pressure washing

There is a new school bus stop near Home Depot so that the children won't be so close to the marijuana shop.

Unfinished Business

2016 Budget has been approved by board

Reviewed Reserve Plan through 2030. Upcoming projects 2016 – riverbank restoration by Ramp 1 and piling caps. Proposed for 2017 sewer upgrades, video surveillance – will revisit new technology

New Business

Increase in Sewer and Water rates

Water usage is so high, leaks are suspected.

Board approved purchase of 5-6 sub meters to measure one area at a time checking for leaks

May set up a pump in the office to demonstrate how to install pumps for watering plants with river water

Parking

Due to scarcity of parking spots need has arisen to consider new policies limiting number of vehicles and/or where very large trucks with oversized tires should park

Speeding boats

Most effective method – take photo of boat showing OSMB number, send with form to Multnomah Co River Patrol; form available online @jbmi.net

New No Wake signs on either side of the I-5 bridge along with 3 additional buoys

Offer to rent slip 1815

JBMI Board rejected offer as presented. Would consider counter offer to buy slip and pay monthly HOA fees

Committee Reports:

Architectural – sent 41 letters reminding people of various needs for improvement, continuing to pursue several ongoing concerns.

Social – New resident Meet and Greet party fun, generated new ideas for welcoming new residents, including “Floating Home 101” seminars. Encouraged participation of new folks. Winter dinner dance will be one Saturday in January, looking at Hayden Island Clubhouse facility.

Emergency Committee (new) – Margaret organized a meeting where several neighborhoods/businesses were represented. Group is addressing preparedness for Fire as well as Earthquake. 1st priority – get everyone out of crisis alive. Then encourage folks to view next several weeks post crisis as “camping”. Group locating resources i.e. ham radio operators, emergency responders, skilled medical workers. They are looking into what will happen geologically if there’s an earthquake. Also looking into sources for finances to pay for costs of preparedness measures and promotion.

Margaret will add board members to emergency preparedness email list.

Finance – considering ways to create income to contain owners’ monthly fees. Ginny will look into what others neighborhood associations charge for various services and amenities

Landscape – PGE provided landscaping to cover the underground power installation - planted seeds and dogwood shrubs; will revisit April/May to see what’s grown as the quality of the work is questionable

Ramp Captains – a few stragglers remaining for honey pot testing

WOO – renewed energy for work of WOO sufficient for them to continue as an organization. Linking with new Emergency Committee

Web Page Master – contact Monica through website

Open Session

- Urged Landscape Committee to continue working on pumping water for plants on the bank. (they are)
- Inquiry about election – one director position open for 3 year term , all 4 officers serve one year term
- Nominating Committee appointed by president approaches people to run for director and officer positions
- Need to continue making reports on Bad Air; **call every time we smell it.** – CDC getting involved; seen as positive

Close of Meeting – Meeting adjourned at 8:12 pm

Respectively Submitted,

Carol Slegers, Secretary