

Jantzen Beach Moorage, Inc
Board of Directors Meeting
November 17, 2015

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

Management: Pam Pariseau

Certificate Holders Present:

1627, 1685, 1907, 1935, 1951, 2023

Open the meeting

Maia Godet called the meeting to order at 6:32 pm, invited board members and moorage manager to introduce themselves. Mike Bowe, VP reminded all in attendance that time is scheduled for comments and questions during the open session at the end of the meeting.

Secretary's Report

Sharon moved to accept the JBMI October 20, 2015 meeting minutes as written. Melinda 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: 1693, 1845, 1861

Collections: none

Theft and Vandalism: tub of dog food stolen from deck on L Row

Resident Issues, Complaints: Letters reviewing pet policies sent to 3 cat owners on A Row re: cats running loose defecating in random places. Attempted rescue of sinking boat end of D row

Projects: Continuing investigation of high water usage, set up data logger for each meter top of all ramps which revealed higher than normal water usage at Ramp 4 and 5 leaks, moorage staff attempting to isolate leaks more specifically by rows. Walk through by maintenance staff revealed several faucets/hoses leaking - immediately addressed.

EPA Odor Monitor installed on 1999 to record pollution and send data to Seattle EPA offices

Unfinished Business

- **Water and Sewer Rates Soaring:** Moorage has been significantly undercharged due to faulty sewer usage meter. Now paying significantly more, but charges are in line with what other moorages pay as researched by Pam. This issue and increased water rates combine to cause necessity for monthly moorage fee increase.
- **Storm Water Management:** Moorage is being newly assessed for rainwater runoff. All the other moorages are being affected by this new assessment. Because we live on State land and not City land, protesting this on that basis has been recommended. Mike will spearhead an effort to follow up effectively re: the letter sent to Portland Water Bureau by WOO.
- **1973 Floats:** Architecture Committee recommends granting request for extension to remove floats. Barbara moved to accept the Architectural Committee's recommendation to extend the deadline for removal of the floats until March 31 at which time a \$250/month assessment will be imposed. Additionally, owners are required to demonstrate increased efforts to sell the floats, remove all property off floats and quickly remove animal feces. Mary seconded the motion. Unanimously approved
- **1831 Gas Meter:** request to re-locate due to inability to move in large appliances. Tabled until next month
- **1807 Tenant:** Did not meet residency requirements. Urge neighbors who feel unsafe to call Police as tenant is now considered a trespasser.

New Business

- Appointment of Nominating Committee: Phyllis Allen and Rich Sorem
- By-law amendments are finished, will be sent out to each member. All moorage town hall style meeting with attorney, Kevin Harker, in January for Q and A. Online voting process after that.
- Christmas Ships Parking – permission to park at mall stalled as mall has a new management co. that has been unresponsive. Updates will be publicized.

Committee Reports:

Architectural – Presented recommendation re: float issue at 1973 to accept request to extend deadline for removal of old floats. Sent out several letters re: need for clean-up, two other problems corrected.

Communications – new committee combining Communications and Social: **Community**

Connections Committee. Discussed need to update website. Residents will be invited to newly formed Yahoo Group for informal neighbor interaction

Social – Robinsons agreed to spearhead New Resident Meet and Greets. Winter Dinner Dance tentatively scheduled for Saturday, January 9, 2016.

Emergency – Close team. Continuing to acquire training/skills in meeting emergency situations., identify people with special, esp. medical skills (process called neighborhood mapping). 4-5 people in moorage are NET certified from Ramp 1, 3, 6. Working towards increased awareness of specific needs of neighbors.

Finance – Addressed need to raise fees due to water/sewage rate increases, concern about impact of storm water management tax.

Hi NOON –

- *Noxious odors*: Public Hearing for review of renewal of permits – need community to come to meeting at Red Lion Dec 16
- *West Hayden Island inappropriate industrial development*: Need for comprehensive plan to push back. Meetings at City Hall with City Council – Nov 19 Dec 3, 10.
- Out of 20 reps on Hi Noon – only 4 are moorages

Landscape – .Margaret met with American Petroleum to learn what processes they are implementing to reduce noxious odors. APE claimed and data demonstrated the factory was shut down during which time odors were still noted and reported, suggesting a possible second source of air pollution.

Web Page Master – Melinda and Carol met with webmaster, Monika Johnson, to discuss ways to make the website more dynamic, useful, updated. Developed plan to proceed with changes, process for updates. Set goal to encourage residents to glean current information from website.

Open Session

- Discussion re: projects that require disposal of structures, building materials. New Architectural Request Form requires plans for disposal before permission is granted.
- Scarcity of parking – only 2 vehicles per household – extra \$20.00 fee for third vehicle. Maximum of 3 vehicles per household . Reminder - residents must obtain passes for their guests' vehicles if they are visiting overnight.

Close of Meeting – Meeting adjourned at 8:23 pm

Respectively Submitted,

Carol Slegers, Secretary