

***Jantzen Beach Moorage, Inc
Board of Directors Meeting
December 15, 2015***

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

Management: Pam Pariseau

Absent: Mike Bowe

Certificate Holders Present:

1719, 1827, 1859, 1907, 1927, 1983, 1999, 2023, 2039 & 2047

Open the meeting

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

Secretary's Report

Sharon made a motion to accept the JBMI November 17th, 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: 1755, 1831 & 2027

Collections, Theft, Accidents, Vandalism: none

Complaints: A row tilting due to wind – addressed by extending stand-offs

Christmas Ships: – guests parking at the mall – 1st two events - all went well. Mall mgmt thanked.

Projects:

Addressing new fees for storm water run-off of impervious surfaces - applied for and received maximum credit (\$1400) off bill. New charges expected to be between \$2600 and \$4000 per month.

Addressing increase in Sewer and Water rates – found running water and leaks at various places in moorage – have been taken care of, current bill down from \$18,000 to \$10,000, though was only for 23 days.

Maintenance: Clearing leaves to reduce clogged storm drains, painting interior of office

Unfinished Business

Gas Meter 1831 – Melinda moved and Mary seconded – not to move the gas meter-vote was unanimous.

Web Page Changes – want to make the website more dynamic, up-to-date

By-laws update – all done - will present for review by letter and all-member meeting after the first of the year

New Business

Board Vacancy – Director Margaret Puckette resigned from the board with one year remaining in 3 year term. JBMI Directors appointed vice-president Mike Bowe as director to complete term, Barbara moved and Mary seconded – passed unanimously

Committee Reports:

Architectural – no meeting

Community Connections – website revisions, need new webmaster in June 2016

Emergency Committee: working on neighborhood mapping to determine resources – hoping to be aided by knowledge of long term residents. Plan to develop outreach program without scaring/overwhelming people. Encourage people to begin taking small steps for emergency preparedness.

Complaint/Conflict resolution - none

Finance – 2016 budget approved. Letters have gone out to inform people of rate increase.

HiNoon – appointed Bruce Broussard as JBMI representative

Landscape – PGE will be called in to redo ramp 1 landscaping in spring; nothing grew that they planted

Ramp Captains – leaks reported and fixed

Safety – no report

WOO – 4 new officers, our own Jan Zweerts is new secretary – reviewing impervious surfaces charges/fees – 1st letter requesting to drop new (high) charges rejected. Continuing coordinated efforts to protest.

Open Session

Air Quality – met with HiNoon informing city commissioners of the situation. DEQ cancelled meeting for review of permits for the offending company. EPA has put out 2 monitoring stations. Discouraged – not enforcing odor code. Ball is rolling, but very slow process
Keep logs of odors, report on website – critically important in addressing this problem

Sale of slip 1815 fell through; new offer possibly coming in

Sales are up. 4 houses closing this month

Question about insulating pipes – Pam talked to other moorages – best solution: drip water

Clean River Rewards – look into each home getting credits separately

Nominating Committee – preparing mailing - all 4 officers up for re-election every year, one 3 year director position open

Close of Meeting – Meeting adjourned at 7:29pm

Respectively Submitted,

Carol Slegers, Secretary