

Jantzen Beach Moorage, Inc.
Monthly Board Meeting Summary Minutes
On November 16, 2010 at 6:30 p.m.
Jantzen Beach Super Center – Community Room

In Attendance:

Bruce Broussard, Laura Craford, Roy McMaster, Leonard Myers, Barbara Nelson, Jerry Pekrul and Sher Shepps

Not Present: Margaret Puckett

Office Management: Kathy Harrison

Certificate Holders Present: 1641, 1757, 1759, 1779, 1839, 1927, 1973, 1999 and 2035

Meeting called to order at 6:30 p.m. by Dick Robinson

Agenda

Open business from the floor

1641 – Asked about the rumor of moving the moorage office to the uplands. She believes this is not a good idea and it would eliminate parking. First impressions are important so a trailer office might render a poor quality for an office which would not benefit JBMI. Dick Robinson informed 1641 that this issue is not a consideration.

One resident asked about the following:

- Cutting moorage costs – She was updated about what the Board has implemented to save costs which includes the following:
 - ✓ Reducing paper consumption
 - ✓ Consolidating duties in the office
 - ✓ Deposit checks in the office to eliminate travel time to the bank
 - ✓ Increasing interest income by creating new savings accounts
 - ✓ Paying bills electronically
- Volunteers should work more actively in the moorage to save costs. She was reminded that volunteers are extremely hard to acquire. One example is the lack of Row Captains.

Another resident had concerns about the authority of the parking policy as stipulated in the Bylaws regarding a third car. Sher Shepps shared information obtained from the parking survey. Dick read from the Bylaws, the parking provisions. The parking policy is not contained within the Bylaws.

A third resident had concerns about JBMI's overhead costs and high association fees. They were reminded that the costs may seem high when compared to other moorages because JBMI is very large (the largest floating home community in the State) and covers many acres.

1533 – Wrote a letter which was distributed to Board Members prior to the meeting which expressed concerns about Row A upgrades. He asked why Row A residents should pay the same association dues as everyone else when Row A will never receive the same quality and type of improvements. He believes this is not equitable.

He was informed that a dive survey has been conducted in 1996. That dive determined that Rows B – F had five years of life and Row A had 10 years.

Guest Speakers – Brett Elliott, Multnomah County Sheriff, to discuss “No Wake”

The architectural committee invited the Multnomah County Sheriffs to talk about the “Slow No Wake” buoys. Sheriff Elliott and Sgt. Laufman told the Board that typically there are eight deputies working the waterways but due to budget cuts, resources are limited.

The entire North Portland Harbor is designated as a No Wake zone. Designated people are taking photos of violators and capturing their OR boat numbers. Citations are being issued via the US postal service. When behavior patterns develop, bulletins are issued. People are encouraged to use the non-emergency number to report suspicious behaviors by calling 503-823-3333.

The Oregon State Marine Board (OSMB) assigns where the No Wake buoys are to be placed. The east buoy has been in the repair shop for several weeks. The sheriff patrol will contact OSMB regarding the placement of signs between the two bridges located in the North Portland Harbor.

It was suggested to change the wording to read: “Shore to Shore No Wake” and adding a banner on the west end of the railroad tressel. Brent Elliot stated that the local judges and prosecutors are not familiar with the boating laws. He also stated that the number of violations have dropped over the past 10 years.

JBMI and the Board are encouraging larger signs in lieu of many small buoys. The sheriff suggested that JBMI contact OSMB directly to obtain additional signs. The existing signs contain six foot concrete posts with heavy chains.

Secretary’s Report

October 19 Board Meeting Minutes

Bruce Broussard made a motion to accept the minutes as written. Sher Shepps seconds the motion. Vote passes.

Treasurer’s Report – All reports reviewed by Board Members.

1. Profit and Loss (P & L) YTD – This report had been reformatted.
2. Check Register
3. P & L Budget to Actual – General Operating Fund (New Report) – This report had been condensed and reduced to four pages. The office has obtained a cash machine to process checks electronically. Three new saving accounts have been setup.

4. P & L Budget to Actual – A-F Walkway Improvement Project – The percent of budget figure will be converted to dollars.
5. Expenses by Vendor Detail
6. Garbage Surround Tracking (New Report)
7. Garbage Surround Improvement Project – Cost to Date (New Report)

Moorage Managers Report – This report was reformatted to a one page double sided page.

1. Occupancy Activity
 - New tenants – 1667 – Shauna Starr and Jordan Jiggar
 - New tenant – 1861 – Trish Jordan-Anderson
 - New tenant – 1545 – Dacie Doucette
 - New tenant – 1529 – Aaron Stanley
 - New tenant – 1777 – Erik West

2. Collection Issues

One and one in foreclosure.

3. Resident Issues

1987, 1927, 1935, 1533

4. Moorage Complaints and Thefts -

5. Parking

27 citations issued within past 30 days.

6. Security Incident Report

Two on 11/3 and 11/5.

7. Hayden Island Crime Prevention

We received a monthly Crime Mapper Notification from Mark Wells our area's Crime Prevention Coordinator. Nine crimes were reported on Hayden Island within the past 30 days. Six crimes were motor vehicle thefts, two were vandalism, and one was non-residential burglary.

Maintenance – Completed Projects

- Prune trees and chipped limbs.
- Cleaned handrail and lights on all walkways.
- Removed silkworm nests from trees.
- Removed “tailgating signs” from gate and placed either on a wooden post or another part of the fence.
- Installed Newsletter boxes at each bulletin board.
- Installed plywood patch on D Row to ease wheelchair travel.

Maintenance – Current Projects

- A-F Projects.
- Removal and storage of temporary irrigation.
- Installed roofing materials on ramps.
- Routine landscaping maintenance.
- Planted 30 additional Nootka roses.
- Planting a tree along fence line.

- Routine dock and uplands maintenance.
- Winter preparation.
- Leaf clean-up.

Maintenance – Upcoming Projects

- A-Row upgrades.
- Stand-off bumper replacements.

Unfinished Business

1. A-F Walkway Improvement Project Status – This project is entering its 11th week. Steelhead has completed the extensions on Rows B-F for the utilities. Row F is near completion. The electrician is working on the pagoda lighting. Conduit is being installed for Comcast and Qwest. A separate crew will start on the extensions of the main walkway. This project will run into December.
2. Assessment Schedule – Was presented and discussed. No changes were presented.
3. Beaver Control – Fish and Wildlife had recommended a trapper with Darncritters. Residents were concerned and angry about the shooting of the beavers and safety issues. It is illegal to relocate beavers and the beavers have ignored the hancock and foothold traps. The residents believe that residents should learn how to co-exist with the beavers.

Residents were informed that the beavers have destroyed many of the new plantings on the embankment, therefore, management and the Board are trying to protect the investment of the new plantings. Many believe that the beavers should be the responsibility of each homeowner. Much time and discussion occurred on this issue.

Leonard Meyers made a motion that JBMI should step back and stop trapping the beavers. Each homeowner would be responsible for their own property as it's relates to beaver damage.

Bruce seconds the motion but the motion failed due to a lack of vote.

It was agreed to hire a new person who is licensed. Mr. Broussard will generate a beaver resolution survey.

4. Columbia Crossing Debt – A legal firm has been retained to address this issue.
5. Nominating Committee – Pam Pariseau and Sher Shepps have offered to help Laura Craford on this committee.

New Business

1. Nomination Procedure –
 - ✓ End of November invoices will include a letter that introduces the nominating committee, explain the procedure and define the schedule. A list of open Board positions and a candidate application will be included.
 - ✓ End of December invoices will include the schedule again, as a reminder.

- ✓ January 24 is the deadline for all candidate statements.

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- ✓ A separate mailing will be sent at the end of January that will include the ballots, a return envelope and voting instructions.
 - ✓ February 15 Board meeting – Review preparations for the annual meeting.
 - ✓ February 22 Annual meeting – Ballots will be available and all ballots are due at the close of this meeting.
 - ✓ February 23 – Election committee counts ballots, notifies losers and announces the winners.
2. New Policy to keep Complaints Private – Kathy Harrison will be the only person to know who files complaints. The names and slip numbers will not be mentioned in the Manager’s report.

Committee Team Reports

1. Human Resource Review – S. Shepps
This committee conducts business via e-mail and working diligently to complete the final pieces of the new Employees’ Handbook by the end of the year.
2. Architecture – M. Puckett – No report
3. Landscape – P. Fulcher
Scholls Farm Nursery has completed the fall planting. Don will plant nnotka roses in the wood chip areas. On November 6, planted grasses at ramps 2 & 4, put kinnickinnick at the fence line and added pots with pansies at the ramps.
4. Row Captains – L. Meyers – No report. The honey pot dye testing is still ongoing.
5. Security Coordinator – D. Robinson/L. Meyers – No report
6. Parking Policy Review – S. Shepps – This committee only meets as needed.
7. Web Page Coordinator – D. Robinson – No report

Moorage Representatives

1. HiNooN – R. Schmidt – No report
2. WOO – Representation Needed
3. I-5 Bridge Project, Columbia River Crossings – B. Nelson/A. Alexander
Meetings were held at the Mall’s Community Room to discuss and gather feedback regarding elevated or at-grade and median options.
4. Portland Working Group – B. Nelson – No report

Meeting adjourned at 9:20 p.m.

Respectively Submitted by Michelle Tworoger

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