

Jantzen Beach Moorage, Inc. (JBMI)
Board Meeting Summary Minutes from
January 18, 2011

Board of Directors Present: Bruce Broussard, Laura Craford, Roy McMaster, Leonard Myers, Barbara Nelson, Jerry Pekrul, Margaret Puckette and Sher Shepps

Certificate Holders Present: 1555, 1613, 1641, 1663, 1671, 1927, 1973, 1975, 1983, 1999, 2035 and 2007

Ron Schmidt made two announcements:

- a) Won the battle against the proposed strip club at the Newport Bay restaurant building.
- b) The Legislature wrote a law to allow only six video lottery machines per establishment but now establishments are creating a multiple broom closet bars only big enough to qualify for the machine. He is looking for support to fight this issue and reduce the mini casinos on Hayden Island.

Sher Shepps asked that JBMI send flowers to Kathy Baker who is leaving the island as a thank you for all her work on the JBMI newsletter.

❖ **Open business from the floor**

Certificate holder, 1663, stated that he's proud of the two JBMI maintenance guys. They are doing a good job, hard working and they work after hours helping to keep this moorage well maintained.

❖ **Secretary's report**

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Bruce Brossard 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

Profit and Loss (P & L) by Class YTD

Check Detail Report – One correction noted on 12/7/10. This expense should be reclassified from mileage reimbursement to maintenance supplies (rain boots) for Don Wood.

P & L Budget to Actual – General Operating Fund – This report reflects that JBMI was under budget by \$35, 812.72 as of December 31, 2010.

P & L Budget to Actual – A-F Walkway Improvement Project – Kathy Harrison believes this project should come in under budget.

Expenses by Vendor Detail – Barbara Nelson asked JBMI to recycle light bulbs. Home Depot provides this service so this request will be satisfied.

A/R Aging Summary

❖ **Moorage Manager's report**

- ◆ Occupancy Report: One new resident, Scott Shaw at 1779.
- ◆ Collections: Two
- ◆ Resident Issues: 10

Ivan Karmel gave a presentation regarding the removal of beavers at JBMI. He provided resources and reading materials about the facts regarding beavers from the Oregon Department of Fish and Wildlife (ODFW) and Audubon Society of Portland. It is allowable to

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trap beavers above 36 inches of the mean high water line on the river bank. Below this area is considered public lands and trapping is not allowed.

He also read from the Oregon Revised Statute (ORS) 496 regarding beavers on Oregon public lands. Everyone was reminded that JBMI leases submerged public lands from the Department of State Lands (DSL). It was suggested to review this lease to see if trapping is allowed.

There several factors involved such as:

- a) It's illegal to move beavers
- b) Cannot use lethal control
- c) Traps are not allowed without a DSL or ODFW permit.
- d) Need to create a habitat for beavers
- e) Need to employ unique ways to discourage beavers at JBMI
- f) Trapping on private property (i.e. swim floats) is allowed.
- g) Cannot relocate beavers
- h) Other moorages trap beavers

Ron Schmidt gave a presentation regarding the use of firearms. He read from the Portland City Code, 166.172, which contains 8 elements regarding the discharge of a firearm.

It was suggested to consult Urban Wildlife experts. Ivan will follow-up with this suggestion and provide a report. It was also suggested to contact another trapper for another opinion.

❖ New business

1.Employee handbook – A second draft was provided at the meeting for review and comments. After comments are provided, the JBMI Employee Handbook will go to legal counsel for final approval and comments.

2.Meeting protocol – Handout provided

3.A-Row Concerns – 1545 gave a presentation regarding the following:

✓ **Confirm improvements** – Kathy Harrison confirmed the following:

- New roof
- New lighting
- Addition of steel supports
- Upgrade utilities
- Metal railing will continue along Row A

Row A had limited options because of the \$26,000 improvement allocation. A vote of Row A residents only was conducted in 2006 regarding the upgrades but they were never given an option to obtain the same improvements as the rest of JBMI.

The start date is unknown because Kathy is still waiting for approved engineered drawings on the roof.

✓ **Compensation during Columbia River Crossings buyout** - Distribution of funds during buyout was discussed. It was agreed to review the buyout documents from Columbia Crossing and Columbia River Crossings (CRC).

Rows A-F are treated differently at JBMI because of a condemnation clause and are also considered as collateral per the Bylaws. Peg Johnson had discussed compensation to Rows A-F members at time of buyout or condemnation. This is a Bylaws issue which Schwabe, Williamson and Wyatt legal counsel is reviewing.

Jay McCaulley agreed to help form a committee to address this issue but will wait until a report is obtained from legal counsel regarding the condemnation issue. Some believe it is important to avoid condemnation which CRC has agreed to do.

There is still the possibility that CRC might build a new moorage for displaced homes.

✓ **Request to lower association dues** - Since Row A will never receive the same benefits as the rest of the moorage, some believe the dues should be reduced. Jerry Pekrul will form a committee to assess the possibility of lowering the association dues along Row A.

4. Columbia River Crossings – “JBMI strategies for 2011”

Barbara Nelson believes this project will start within one year. Meetings are held on Fridays, 9 a.m. at the Mall conference site. It is becoming important to know who along Row A wants to stay on the water and who is planning to move onto land.

5. Crosswalk for N. Center Street

Michelle Tworoger wrote a letter to the City of Portland Bureau of Transportation and the traffic division requesting a crosswalk on Hayden Island on N. Center Street between the TriMet Transit Station/Mall and several restaurants (McDonalds, Firehouse, Bradleys) across the street. There is no safe crossing along this busy traffic area.

Michelle spoke with Eileen Dent at Traffic Investigations and was told that Columbia Crossings LLC owns this particular street and since the street is privately owned, the city has no jurisdiction regarding traffic control. Michelle will work with Ron who has a contact at CC regarding this private road. CC has plans to fill the large pot holes along N. Center Street. Michelle will form a committee to address this issue fully.

6.1815 Request

There has been no interest to buy this slip. There has been interest to rent the slip only and it was suggested to only consider a rent to own scenario. It was also suggested to contact Jane Betts to obtain an opinion on this matter.

❖ **Committee team reports**

1. **Human Resources review** – see notes above
2. **Architecture**
Alex Alexandar provided a report via e-mail. All 177 slips have been inspected. Action letters will be sent to certificate holders who had violations. The committee discussed tender house issues.
3. **Landscape** – No report
4. **Row Captains** – No representative
5. **Security Coordinator** – No meetings
6. **Nominating Committee** – Laura has received two statements: 1) Michelle Tworoger, running for Secretary and 2) Ivan Karmel running for Director. Two Director positions are available as well as, all Officer positions. January 24 is the deadline to submit a candidate statement.

❖ **Moorage representatives**

1. **HiNooN** – Written report provided. Highlights include the following:
 - ✓ Lotus Isle Park has ordered a new play structure. Benches and bark chips will be added. The project is scheduled to be completed by May 2011.
 - ✓ Columbia Crossings has retained Vancouver Paving to do street repairs along N. Center Street.
 - ✓ Officer Dunbar is attempting to declare the vacant lot between the land owned by the Port of Portland and Schooner Creek as a nuisance. This would allow the property to be cleared and discourage the homeless living there.
2. **WOO** – Written report provided. This group is reviewing a submerged land lease.
3. **I-5 Bridge Project** – See notes above
4. **Portland Working Group** – See notes above

Adjourned at 9:30 and went into executive session.

Respectively Submitted by Michelle Tworoger