

JBMI BOARD MEETING
November 17, 2011
Jantzen Beach Super Center- 6:30 pm

Officers Present: Chuck Hindenburg, Margaret Puckette, Berni Pilip, Ginny Sorem

Directors Present: Leonard Myers, Ron Schmidt, Sher Shepps, Bruce Broussard (arrived at 6:44 pm)

Directors Absent: Jerry Pekrul

Certificate Holders Present: 1663,1555,1657,1811,1999,1883, 1627, 2045, 1927, 2003, 1533, 1871, 1911, 1693,1671

Board introduced themselves.

Meeting called to order at 6:45 by the president, Chuck Hindenburg.

Secretary's Report

Minutes from September 22 meeting were reviewed. Leonard Myers moved to approve minutes, and Bruce Broussard seconded. The minutes were unanimously approved.

Director Resignation.

Board felt it was terrible that Sherre Vanegas had resigned. There was some discussion as to whether Sherre was still a board member. Until the board accepted her resignation, it was still a board of six. There were many emails that went out requesting her to reconsider. Leonard Myers moved to accept her resignation, and Bruce Broussard seconded. Broussard, Myers, Schmidt and Shepps voted to accept Vanegas's resignation. There is now a board with five directors.

Manager's Report

Gate Issues. There are issues with gates in cold weather. It was recommended that one keep waving card in front of gate activator. The gates will move a little bit each time.

Landscape Committee hasn't heard back from Landscape Management Company. Pam gave them their 30-day notice because they hadn't responded to the Landscape Committee. They cut down plants and trees that they weren't supposed to be cut down. People haven't been happy with the way it looks. Four or five people complained. Cathy Robinson said that this is not the time that they would be here and that 4 or 5 people is not a great number. Most people who like it won't comment. The landscape management company does not work on the bank and this time of year there is not a lot to do.

Dog Droppings. Trish Jordan says a little dog is dropping daily on ramp 5 with no one picking up the droppings.

Settlement from Phillips. Sher Shepps complimented Pam on negotiating with Phillips Screw Company in the settlement of \$44,000. Pam was able to save \$25 a box by buying screws from lumber company instead of Home Depot. Screws have lifetime warranty.

Sewer Pumps. Both sewer pumps have been replaced and are working smoothly. We were able to save \$25,000 from the expected expenditure of replacing the entire system.

Garage Surrounds are completed. We are waiting on the beds to be planted. The city will sign off at that time. Chuck asked if we could plant something temporarily to complete the permitting process.

Sign at visitor's parking has been stolen again. Pam has ordered a new one.

Green Motorcycle Parking Spaces. We now have green motorcycle parking spaces. It seems to be working well.

John asked if there was somewhere they could check to see if there was somewhere that people could find what was considered a "repair" so they will know whether it needs to go through Architectural Committee or city permitting process.

See By-Laws, Article 11.

Jan Zwerts had a comment about painting. Paint colors are not structural. Can't control color scheme.

Jay McCaulley says things have been enforced inconsistently. Replacing window with same window does not require a permit. Architectural Committee should consider what is needed for permitting by the city.

Next Meeting

Tuesday, December 20, at "Old Mattress Country."

Open Items from the Floor

Karen Trusty has put in a complaint and wants to know what has happened and what the process will be.

Chuck explained the proposed temporary process. No one from the moorage would be on the committee. The current atmosphere is too explosive. It would be impossible at this point to find an uncontested committee. Chuck hired a private person for the immediate concerns. Insurance company provided the attorney for the BOLI cases and since most BOLI complaints involve board members, an outside investigator seems the only prudent solution.

Bruce Broussard moved to accept the hiring of an outside investigator for \$5,000 to deal with contentious situation so we can move forward. Leonard seconded.

Trish has had complaint for 4 months. Trish wants her complaint acted upon.

Bruce moved to amend the motion so that the private investigator would include all complaints not dealt with. Leonard seconded.

Chuck approved the expenditure for the investigator. By-laws limit expenditures to \$2,500 in capital improvements. Ron Schmidt explained that we need to have an investigative process in place according to our insurance company and since most of the board members were named in the BOLI complaint we need an outside investigator for this process.

Margaret Puckette said that she wasn't named in the BOLI complaint so she feels she should have at least been notified about an outside investigator.

Sher Shepps contacted Andrew Schpak and he said that the investigator was looking at complaints that came in after the BOLI complaints. Sher asked why we weren't asked to vote on it.

Ivan Karmel said most of the problems are because we don't have a moorage manager that can enforce rules.

Alex Alexander wants scope of work for the investigator.

Karen says at least it would be an impartial investigator. Legal counsel has approved this person, very experienced.

Ron Schmidt moved to amend the motion so that an independent investigator will be hired for \$5,000 and will investigate any complaint where a director is personally involved, and minor complaints will be handled by the board. Motion passed with four votes, unanimous.

Rich Sorem agreed with Jay that it should only be involved in BOLI incidents. He asked about our insurance rates.

Bruce said that complaints are "alleged".

Karen thinks that some of the non BOLI complaints should be investigated. Need to take investigator seriously. Chuck is committed to act on recommendations.

Investigator has target of week of December 5.

The amended motion passed unanimously (Broussard, Myers, Shepps, Schmidt).

Jan Zwerts said he would cover overages with shares at railroad stock.

Cathy Robinson wants to know what will happen to Sherre Vanegas complaints against Chuck and Ron.

Ivan wants to see that decisions are done by open, impartial, process.

Ginny wanted to thank Rob for coming in and fixing gate on Sunday.

Architectural Committee Report

1781 has clean up letter--no response

1973--footprint issue

Jay McCaulley has had problems with dimensions in the by-laws and policy needs to be reviewed. Jay volunteered to be on the committee.

Budget Committee

Sher Shepps moved to accept 2012 budget proposal; Bruce Broussard seconded. Ginny is happy with the budget, and they all went through it 3 times. It was approved unanimously with four votes (Broussard, Myers, Shepps, Schmidt)

Special Assessments. Change to "per month" not "per day".

Sher Shepps volunteered to chair Nominating Committee since she won't be running for reelection. Bruce Broussard nominated Sher Shepps to chair nominating committee. Ron Schmidt seconded. Motion passed. Cathy Robinson volunteered to be on the committee.

Columbian River Crossings

Jay wrote 23 pages rebuttal to CRC report. He challenged them on several issues regarding the acceptance of EIS. This could effect the outcome of the ROD (Record of Decision). Jan Hamer and Brad Houghton were developers. Betts was realtor. He would like to run several questions by Jill Gelineau, the attorney dealing with our CRC issues. Jay believes he can get building a moorage back on the table. Ron Schmidt moved, Leonard Myers seconded, that Jay could contact lawyer not to exceed \$1000. Chuck thanked everyone. Motion passed.

Review Rules and Regulations for next meeting.

Exhibit A was discussed.

Treasurer's Report

Sher Shepps moved to accept the treasure report, Leonard seconded, the treasurer's report was approved.

Executive Session

Chuck called the board into an executive session to discuss outside management.

At 9:53 PM, the general session was reconvened.

Ron Schmidt moved to accept the GAP proposal as presented for six months. Leonard Myers seconded. All of the questions/concerns of the 3 board members were ignored and so all 3 walked out. Chuck called for discussion and then the vote. The motion passed with a majority three votes. Sher Shepps, a director, had left the meeting.

Respectfully Submitted,



Berni Pilip
Secretary