

**Special Meeting
JBMI Red Lion Inn
November 29, 2011 -- 6:30 pm
Moorage Management**

(No Quorum)

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

Directors Present: Leonard Myers, Ivan Karmel, Ron Schmidt

Management: Pam Pariseau

Directors Absent: Bruce Broussard, Jerry Pekrul, Sher Shepps

Certificate Holders: 1999, 1653, 1849, 1995, 2045, 1663,1883, 1613, 2003, 1893, 2035,1635, 2049, 2055, 1555,1627, 1619, 1871,1695, 1973

Susan O'Hallaron left some gloves by trash. Someone, who was at the meeting, found them and will return them.

There was no quorum, but Chuck decided to gather input.

Ivan Karmel heard about the management company the same way everyone else did. Ivan was a little upset because the board went into exec session and then reconvened to vote on management. Ivan said it wasn't transparency and he is here to amend that situation.

Ivan would like to see community ask questions, request documents, precisely identify concerns. The community needs to understand the state laws; understand by-laws and rules and regulations. No one gets paid; everyone is working hard.

Chuck said Ivan is correct. Chuck said we went into exec session because it had the potential of hurting employees. He should not have let it go to a vote.

Dave Hume thanked Ivan but didn't know whether it was part of the spin. The board has done great harm to the moorage. He wants resignations.

Margaret Puckette said that it didn't happen the way Chuck said it had been done.

Chuck Hindenberg said that the number one thing he didn't know about when he ran was the BOLI complaint. There is only one DOJ attorney in the state who does BOLI. Our legal told Chuck not to make any employee changes during the BOLI complaints.

Alex Alexander thinks that a management team should have been discussed in a general meeting; that it is unfair to community.

Rob Wirtz said that negotiations have been made and Ron Schmidt said this is not true. GAP Management is one of the original applicants for the management position. Mike Virgin, Ron Schmidt and Cheryl Grant were on the committee. There are four property managers who handle HOA according to Ivan.

Ginger Mumford said that in a previous meeting, the community voiced a desire to hire a manager.

Someone was appalled to learn that a vote was made and she lost faith.

Barbara Nelson said that in 2009, Jan Hamer was released. They looked at management companies in 2009 and decided it was not economically feasible at the time.

John said he had never read the By-Laws until about a week and half ago. Oregon 65 laws will give you background. He said Mike Virgin said he did not interview a management company.

Ivan Karmel says that if we hire people within the community, your neighbor will be a policeman. Be careful what you wish for. It's a philosophical choice you have to make.

Ginny Sorem says people that live in moorage seem to care more about the moorage. Rick Sorem says that we have some issues. Rick Pariseau wants to know what the scope of work was with GAP management.

Max (1661) said that people on the board have complicated his life with soap operas. He believes that changes have to be made on the board.

Ed Vanegas agree with Dave and Max that there are issues. Four or five people have quit. He said Cheryl Grant had nothing to do with management committee.

Kathy Holmquist disagrees with what is being said. Kathy said we need to ask what we want the moorage to be. Need to look at what we want the moorage to be five years from now. She doesn't think we know what we want to do.

Paul Hagan thinks Kathy's remarks are on target. Non profit boards are very difficult. He thinks we need team building on the board at least once a year. We need a mission statement

Karen Trusty 1991. The issue is the board; they are the ones being sued. The board has become more active in managing the moorage instead of being directors.

Dave Hume asked how much our insurance has gone up, what are our costs? What is potential liability?

Margaret Puckette said that we have claims because of harassment of employees and criminal behavior by board members. 45% of community supports a recall and they are reaching 51%.

Alex Alexander says we have gone almost a whole year not dealing with complaints. Barbara said that anger started when members didn't recuse themselves when they were involved, and when the management issue came up without consultation.

Ginger Mumford wanted to know why we haven't hired a manager.

Perry 2003 asks how Pam feels about possibility of being manager. She doesn't think a four hour a day management company could do what is on the list.

Rich Sorem asked if Chuck was still pursuing a management company.

Chuck said his priorities were the BOLI complaints, Employment Handbook, Assessment Resolution, and Rules and Regulations in legal forms.

As far as a management company, Chuck is a member of the community and has a vote. He has to do what is best for the moorage. There has been a decrease in monthly HOA fees. The board members have the vote.

Dave Hume wants to know whether the board is going to push through a management company. Chuck has not executed a contract.

Board needs to get together to discuss this.

Ginger Mumford wants the management company issue to stop until agreements have been reached.

Lorelei doesn't feel an outside company can present her best interests.

Someone feels that there needs to be a committee of 4 or 5 to look at issue of management.

Chuck has dealt with a severely divided board ever since he took office. We have to get the documents in place.

Kent 2015 asked about BOLI. What is potential liability? What are limits? Million dollar limit and defense costs are part of it. We are not close to eroding limits.

Kent would like the board to make the public part of the BOLI available to community.

Kathy said to remember that these are allegations only.

Alex asked which complaints will be investigated by the private investigator. Attorneys will decide what complaints are most damaging to the moorage.

Respectfully Submitted,



Berni Pilip
Secretary