

JANTZEN BEACH MOORAGE, INC.  
Board Meeting Summary Minutes from  
March 15, 2011

**Board of Directors Present:** Charles Hindenburg, Ginny Sorem, Sherre Vanegas, Sher Shepps, Ron Schmidt, Leonard Meyers and Bruce Broussard.

**Not Present:** Margaret Puckette, Bernie Pilip and Jerry Pekrul.

**Certificate Holders in Attendance:** 2007,1999,1995,1717,1627,2045,1883,1927,1627,2035

Charles Hindenburg opened the meeting.

Introductions from the Board Members and Staff, and Certificate Holders in attendance.

**Open Business from the Floor:**

Rick Pariseau (1999) asked if there was a change to any committees yet. Charles responded that nothing has been changed, however, HR Committee and Row Captains were without a chairman.

Barbara Nelson (1995) requested that CRC Reporting remains in Old Business. Ron Schmidt suggested we keep the format the same.

**Treasurer's Report:**

Two questions were asked regarding the Aging Report.

- Has the bank put 1635 up for sale yet? The Treasurer answered yes.
- What kind of payments have 1631 made so far since the arrangement? Kathy said that one payment of \$500 was received with a monthly automatic payment of \$300 coming out both on the 1<sup>st</sup> and the 15<sup>th</sup> of each month. She questioned the Collection Agency why \$300 hadn't come out on the 1<sup>st</sup>, and didn't have a response at the time of the meeting.

Alex Alexander (2035) suggested that we omit house numbers when reporting on financial issues. Ivan Karmel (1927) disagreed with that suggestion. Leonard Meyers says we have always shared the house numbers.

The issue of Columbia Crossing's debt was brought up. Charles assigned a committee to look into the financial issues. Kathy will work with Sherre Vanegas, and Charles Hindenburg to investigate our options based on the findings of Jill Gelineau of Schwabe, Williamson and Wyatt's report. Bruce Broussard suggested that we contact Loren from Columbia Crossings.

A motion was made by Broussard to accept the Treasurer's Report. It was seconded by Shepps and then passes by a unanimous vote.

## Moorage Manager's Report:

### Resident Issues:

- 1715 – Received warning letter because of actions that generated a complaint.
- 1737 – Received an assessment for \$250.00 for continued incidents after warning was issued.
- 1737 – Received an assessment for \$250.00 because of actions that generated a complaint.
- 1863 – Received a warning letter for lack of confidentiality regarding a complaint.

### Parking Update:

- We have issued 12 parking citations have been issued in the last 30 days. Nine citations for no parking permits, one issued for improper parking and two for expired tags.

*Kathy was asked when the striping was going to be completed; her response was after the seal coat was applied. However, if there were areas that needed immediate help, we could do a temporary restripe.*

### Security Incident Report:

- 3/4/11 – East exit gate was found stuck closed about 11:15pm. Guard noticed that bottom roller was on the ground. Don was dispatched in the morning for repair.
- 3/5/11 – Member noticed a suspicious person in our parking lot near the west end. She found that he was walking near the cars parked on the south side of our parking lot in the area of Ramp 5-7. She contacted our Security Company. The manager responded to her call because the guard was not yet on duty. When the manager arrived, he saw that his guard had arrived early. As the guard approached the suspicious person near the maintenance shop he darted out and ran out when the entrance gate was opened by a vehicle. The police arrived and made contact with the suspicious person, and he admitted to looking into the cars in JBMI's parking lot. He was arrested for another warrant in another state. **A big thank you goes out to Laurie Ewert (1897) for her brave actions!**

### Security Gate Update:

We are again experiencing issues with the access information falling off the monitor. We have been advised to reload all the information again to solve this problem. Our next issue is with our two east pedestrian gates.

The gate next to the vehicle gate is closed because swelling roots are lifting the concrete and it is affecting the structural stability of the gate. Our maintenance crew has ground down the concrete as a temporary fix; however we are almost out of concrete. It is a project that will be addressed when the walkway project is completed. In the meantime, the vehicle gate will open for pedestrians.

The pedestrian gate at Ramp 2 has a different issue. The lines connecting all the gates have been spliced for many years. Some of the wire goes through the fencing and some goes through conduit. The line from pedestrian gate 2 to the east has been severed. If we repair that area alone, we run the risk of damaging the other wire when we make the connection. We are getting bids to address the issues; either we take the risk and repair that immediate area, or run a new conduit and wires connecting the west end to the east end. We have received one bid, and because of the amount, we have contacted another company for an additional bid.

*John Heald (2045) is an electrical engineer, and volunteered to look at the problem at the Ramp 2 pedestrian gate.*

*Charles reported that 3 volunteers said that they would repair the east pedestrian gate. Kathy suggested that the volunteers meet with Don so that he can relay to them the issues as they are connected to our security system.*

**AT&T Cell Tower:**

AT&T has hired Velocitel Wireless to excavate three areas near our fence line (near Newport Bay) to perform modifications to the cell tower. I have been advised that the effects of their work will be minimal to JBMI. If the landscaping is disturbed, it will be replaced.

**Dock Carts:**

I recently purchased 6 new dock carts. Two large dock carts will arrive within 2 weeks. These are the large carts that are 42" wide, with a weight capacity of 500 pounds. Four smaller carts (100 pound capacity) were also added. In an attempt to keep carts at each ramp, we have added stickers identifying the ramp they are assigned to.

*A suggestion was made to drill holes in the bottoms of the new carts so that water does not collect in them.*

**Deck Screw Replacement Update:**

Steelhead Construction has submitted a bid to replace all screws from G Row west in our moorage. Phillips Fasteners will process the bid through their insurance company and forward a response.

**New Employee:**

On February 25, 2011, Rob Wirtz (1871) was hired three days per week for maintenance. He is working out well, and will be a great asset to our moorage.

*Charles opened a letter from a member who asked if our Bylaws tell us that we cannot hire employees who live in the moorage. Kathy responded that she cannot find any mention of that in our Bylaws, Rules and Regulations or CC & R's.*

*Bruce asked what we were paying our new employee and Kathy wrote it down for him to see.*

**Walkway Project:**

The B-F Walkway project is coming to an end. I hope everyone is as happy with the project as I am. Art, Don and our contractors have worked hard, through a variety of weather conditions to get this far. Steelhead has completed the decking on the main walkway and began work on the landing at Ramp 1. M&E Electric has completed the installation of lighting along the finger walks and main walkway. Northwest Natural Gas has moved all gas lines out to the new extensions, and all connections are complete. Comcast and Qwest have begun to pull the lines through the new conduit to make their new connection. There may be a temporary loss of service as the final connections are made. Don has completed the installation of the conduit for Comcast and Qwest lines on the main walk.

**Maintenance – Completed Projects:**

- Dock cart assembly

**Maintenance – Ongoing Projects:**

- B-F Walk-way project
- Landscape clean-up
- Apply pre-emergent herbicide to landscaping
- Fertilize landscaping
- Parking lot clean-up
- Parking lot policing
- Light bulb painting and replacement – **We save \$4.77 per light bulb by painting them ourselves.**
- Winter maintenance – salt ramps, and open and close valves in preparation for freezing weather.
- Sewer/Water readings
- Pagoda light repair
- Gate Repair (west exit)
- Parts run for B-F Project

**Maintenance – Upcoming Projects:**

- A-Row Project
- Install Garbage Surround signs
- Replace damaged Standoffs
- Repair damaged East Pedestrian Gate
- Prune shrubs and trees
- Garbage Surround installation

Alex Alexander (2035) asked what was going to be done with A Row. Kathy reported that there is interest in reinvestigating what should be done on A Row. Charles agreed that we should look into the possibilities of redecking A Row to look like the rest of the moorage.

**Unfinished Business:**

- Crosswalk at North Jantzen Avenue. Ron reported that Michelle Tworoger has not responded to this issue.
- Beavers. Ivan Karmel(1927) says that he would like to bring in an Urban Wildlife professional to speak at a board meeting. Charles appointed Bruce Broussard, Ron Schmidt, and Ivan Karmel to form a committee and to update us either via the newsletter or at the board meeting.

**New Business:**

Status on Assessments. Kathy's updated Special Assessments Schedule was submitted to the board in October. This topic has been tabled each month since. It was suggested that warnings to members should come from the office, and any assessment should come from the board. Ron suggested that we move this topic and "Complaints of Violations" to a special meeting on Monday night, March 21, 2011 at 6:30pm at JBMI office.

**Update from Organizational Meetings:**

Chuck placed a moratorium on the Assessment Schedule until a discussion is held. Pam Pariseau (1999) reported that members are discussing confidential issues that the board is dealing with. Charles agreed

that the board needs to do a better job in that regard. Ivan asked where it states in the bylaws that Charles can make a decision without the direction of the board.

Charles reported the three most urgent issues that came from the brainstorming sessions are:

- Review issues with employees
- Complete the project through to Row A
- Columbia Crossings easement compensation

**Committee Team Reports:**

Architectural Committee: Alex Alexander (2035), asked for phone numbers of the members that needed to be contacted with violations. Leonard made a motion to supply the Architectural Committee the needed phone numbers. Sher Shepps seconded the motion, and the vote was unanimous.

In addition, Alex informed the board that he and Kathy attended a meeting at Rocky Point Marina regarding Electric Shock in our moorages. Due to the hour, we will bring the topic up at the next board meeting.

**Moorage Representatives:**

**HINooN Representative Ron Schmidt**

New Managers at Schooner Creek and Columbia Crossings

**CRC Update - I-5 Bridge:** truss deck designed-bridge may not be as cost effective as initially thought. An informal count showed that over 70% of the people present at the CRC meeting are in favor of a cable-stayed bridge. Decision is made to keep existing NoPo Harbor bridge for I5 which will reduce the impact to our moorage to the original rows. ODOT is on track to begin purchasing property right-of-way in 2012. Ground breaking is set for 2013.

**Hayden Island Clean-Up:** Pam Ferguson is in charge of the island clean-up, which should take place in June or July.

**Local Government ability to shut down problem bars:** The cities of Portland and Medford are supporting Tina Kotek's bill regarding violent crimes triggering local powers.

**Bylaws Discussion:** Roger asked that comments regarding the two different sets be sent to him in a timely fashion

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**Elections** – At-Large candidates – Tom Dana, Ron Schmidt, Victor Viets. Business – Jim Gilbert, Schooner Creek. **YES 11 NO 0**

We need a Jantzen Beach Moorage Representative

**Unanimous Ballot** Treasurer – Marty Slapikas Secretary – Amy Welch Vice-Chair – Ron Schmidt Chair – Roger Staver

Roger Staver expressed his sorrow to the board of Pam Ferguson's mother's passing.

Pam Ferguson and Ron Schmidt noted an abandoned tennis court is owned by the Water Bureau, City must spend big amounts before being able to dispose of property, no money just to fix up and use.

**Next meeting, April 14, 7 PM, at former HI Yacht Club, across from Safeway.**

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**WOO Representative Ron Schmidt** – DSL Submerged Lands Lease Insurance Requirements – huge issue with great impact to our moorage. WOO Subcommittee formed with Ron Schmidt leading a group to meet with the Director of the OR Division of State Lands

**River Patrol** - City of Portland wants to take over river patrol which is funded significantly by the State Marine Board. Rules state marine board monies cannot go to cities. Funding would disappear which currently subsidizes our river patrol.

**State Parks** looking to absorb the State Marine Board which would be a disaster, fees would likely be sucked off to non water uses. Please contact your legislators and let them know we have the best system already.

**Annual Meeting** The annual meeting on Saturday, April 16<sup>th</sup> at Tye Yacht Club. Dinner and Guest Speaker \$25 per person.

The meeting was adjourned by Charles Hindenburg.

Respectfully Submitted,



Berni Pilip  
Secretary

(Minutes written by Kathy Harrison in Berni Pilip's absence)