

JBMI Board Meeting (continued from April 19)
April 20, 2011 – 7:30 PM
Jantzen Beach Super Center

Present: Chuck Hindenburg, Ron Schmidt, Sherre Vanegas, Leonard Myers, Berni Pilip, Jerry Pekrul, Sher Shepps, Bruce Broussard, Pam Pariseau

Not Present: Margaret Puckette, Ginny Girotti-Sorem

Office Management: Pam Pariseau

Members present: 1533,1555, 1613, 1619, 1625, 1641, 1719, 1749, 1759, 1779, 1811, 1859, 1871, 1883, 1887, 1919, 1927,1955, 1973, 1975, 1995, 2011, 2045, 2049

This is a continuation from the meeting last night, April 19.

Meeting continued after a 22 -hour break at 7:30 PM. A motion had been made and seconded to hire Tom McGinnis as a temporary manager, but it was decided that more information was needed before voting on a temporary manager. Ron Schmidt and Sherre Vanegas have been working together on the issue of a temporary moorage manager. There appear to be four options: Tom McGinnis, Jan Hamer, Pam Pariseau and Chris Kruse. Kruse has been working at Columbia River Yacht Club and has lots of dock and employee experience. He has had marina experience all his life. Ron doesn't know him. Ron talked to Brad Howton and Brad is not interested, but referred Ron to a person who had a maintenance job at Columbia Crossings. Ron has talked to Jan who would want \$30 an hour on a temporary basis.

Chuck commented that Ron Schmidt and Sherre Vanega have done a lot of work. Chuck did an informal poll and asked how many in the audience were interested in those who had been mentioned. There were about four interested in Chris Kruse, three interested in Tom McGinnis, about nine or ten in Pam Pariseau (who said she would not be a "manager" per se), and about nine or ten had a interest in Jan Hamer.

Someone said that we need to think about where moorage is today and where we want moorage to be. We need to strive to get a little unity. We might want to spend a little money for a mentor/trainee. Jan has a lot of knowledge. Jan would have to mentor and deal with board. Rick Pariseau 1999 doesn't know why we need select a temporary manager tonight. Rollie Ratchen 1919 says that by the next board meeting he would like to see Pam have at it. Jay McCaulley 1555 appreciates the work that has gone into it and does not want to go backward. He thinks that Pam is a good stop gap measure to start the selection progress, and he will volunteer his time to help Pam.

Laurie Heald 2045 wanted to know whether there were any legal issues with rehiring Hamer or McGinnis. Our homes are our investment and we need a qualified person, and we need to be careful.

Ivan Karmel 1927 thinks all are good ideas, but that we need to take some time.

Angie Harris 1759 lived here when Tom McGinnis was manager. She thinks that the manager needs to be someone from the outside with experience. Concerning McGinnis, she said a new board came into office and wanted new regime.

Ron Schmidt asked about legal implications of McGinnis. He couldn't find a "majority" of the directors who voted out McGinnis, and can't even find one. McGinnis says no reason was given was his termination.

Alex Alexander 2035 doesn't see any problem with working with any of them. He has spoken with Hamer, but would prefer not bringing in anybody with possible "baggage."

Jane Betts-Stover 1641 appreciates the tenor of the meeting that involves input from the community. She likes the idea of mentoring and growing someone into the position. Kruse might grow into a long-term manager. Jane would like to see community members involved in the committee looking at hiring a new manager.

Someone appreciates Chuck taking the time to listen. Before the election, Ivan Karmel (1927), Ron Schmidt and some others put together a platform that involved openness and transparency. Ginger Mumford (2049) supports Pam, but said that we do not have to do anything now. We need to take time.

Someone said that we need to have the "knowledge" base transferred. Chuck said that whether it is Pam, Jan, or Tom, they are a short-term fix to a long-term problem. We don't want to be sitting in this room one year from now and be in the same situation. The past moorage manager was thrown into a boiling pot, and was expected to immediately perform. We have so many issues—the I-5 issues, the uplands issues, the stream bank issues, etc. We need someone with a broad knowledge base, and that someone is not just going to walk through the door. They are going to need some mentoring.

Kathy Holmquist (1955) asked what do we have to do within the next 28 days and what do we need to do in the next three months.

Barbara Nelson (1995) says A Row has been put off for too long. Bids are coming in, and A Row should not be put off. Whoever it is needs to be able to continue with the A Row project.

Rollie Ratchen (1919) wants to know, for those who were not in attendance last night, what was the mysterious motion. Tonight we are having communication. He asked that the board continue to work in this manner to help stop all the rumors.

The president asked the secretary to read back the motion from the previous evening, but instead Bruce Broussard repeated and explained his motion. The basis for the motion was that the board had met and decided they needed a temporary manager in place. Chuck had given the direction to Ron Schmidt, and last night Ron had explained his rationale and had made a recommendation. Bruce had made a motion, based on that recommendation, to hire Tom McGinnis for 90 days at \$25 hour, no benefits. Bruce thinks that whoever they pick, that the two or three candidates come and give a presentation.

The motion had been seconded by Ron Schmidt.

Someone had suggested that the motion be retracted. Options were discussed.

Someone suggested that Jan Hamer come back under the conditions that he doesn't stay, and that he will be training a new manager. The temporary manager needs to know that they are only going to be there temporarily.

Ginger Mumford 2049 says the problem last night was that the motion really floored everybody. She thought that the meeting last night was so that the community could give their input. She said that there was no discussion about the other people, and that they were being railroaded.

Cheryl Grant 1625 likes the idea about mentoring but having an open process for permanent position.

Alex wants to see HR committee set up again after this decision is made. Chuck says board is in process of setting up the Human Resource Committee, its function, charter, etc.

Jane agrees that in the interim, there should be mentoring. Mentor needed to be someone with current knowledge on affairs. She thinks it is Jan Hamer.

Bruce Broussard says meeting last night wasn't respectful. He has been here 35 years and has seen it all. It is hard as heck for anyone to serve on board. Bruce maintains that he made a motion and they had a process to select someone to do due diligence. He is maintaining his motion. Let's vote on it. If it doesn't pass, fine, then we can move on..

Jerry Pekrul says we are elected officials working for the people in the moorage who overwhelmingly didn't want Tom McGinnis. We can't ignore what the people want. Jerry wants to table the motion.

Chuck recommended a five minute break.

Meeting back in session. There is a motion on the floor; it has been seconded.

Ron Schmidt stated that he ran on a platform to have open sessions. This hiring process has been open but has become emotional. Board members have obligation to look after moorage and not personal interest. Board members have duty to be informed. Board members have access to information that members do not. Ron wants a moorage operation manual, and that every job has an operator's manual. He believes community is important. He read a statement by law firm's website about the boards' duties. Ron believes only Tom McGinnis has ability to do what is necessary for next 90 days. Decision need not be made tonight. At this point he thinks the community is more important than the individual they hire. For this reason, he is going to rescind his second of the motion.

Chuck said a motion is on floor without a second. The motion dies for lack of a second.

Jerry Pekrul moved that we recommend Pam step in and we immediately hire temporary office help. Ron seconds the motion.

Motion is to accept Pam's offer, an increase of \$3 hour, take the phone home for emergencies, get HR committee going immediately, and get office support. Ron recommended that he, Broussard, and Vanegas be on the HR committee. Andy Anderjack 1883 has asked to be on committee; Kathy Holmquist 1955 has some incredible background, and Karen Trustee 1991 and Cheryl Grant 1625 have also volunteered to be on committee. Sheree deferred her place on committee to Cheryl Grant.

Alex suggested get a volunteer list together to be able to help Pam.

Chuck calls for the vote. All six directors (Broussard, Pekarul, Schmidt, Shepps, Myer, Vanegas) voted yes. At least 20 community members liked idea. No one opposed.

Jay McCaulley 1555 would also like to be on HR committee. Sherre says that there is a limit to number of members on HR committee. Someone asked why there is a limit on number on committee and Chuck said they would look into it.

Minutes

Sherre moved to accept **March 15** (Board Meeting) minutes as corrected. Minutes approved.

Sherre moved to accept **March 24** (Special Board Meeting on Assessments and Priorities) minutes as amended. Jerry seconded. Ron stated that it requires the insert of the notes of **March 21** meeting that didn't have a quorum. Approved.

April 13 Special Meeting of Board of Directors. Minor corrections were made, but Sherre pointed out in there is a statement that cannot be documented. Sherre moved to accept amended 13 April minutes. Not approved because we need to look into whether a NOTE can be added that points out the incorrect statement.

April 19 **Profit and Loss** by class approved.

Check Book Detail. Approved. \$10 per hour guys. They did weeding at \$10 per hour for 8 hours.

Pam is having problems with access control. . There are no more gate cards; they have been ordered for four weeks. Gate cards are \$10 each.

General Operating Fund.

Chuck asked if Pam had run the numbers and if they were good. She said yes. Approved.

Profit and Loss.

A-F walkway improvement under budget by \$163,525. Pam said numbers are good. Pam said that there will be several more expenditures. Approved.

Balance Sheet

Pam said numbers were good. Approved.

Aging Report.

Sterling has insurance on 1635. January 18 was foreclosure date. Sterling will pay HOA from January 18 only. The slip title will not be clear until back HOA are paid. The attorney will a write letter.

The \$8,000 for Columbia Crossings is for road, gate, and taxes.

Pam said numbers were good. It was moved and seconded to approve. Approved.

Other Agenda Items

1639 not discussed, and will be moved to the May meeting.

Committee Reports

There is no time for committee reports. Architecture committee will be moved up on the agenda next month.

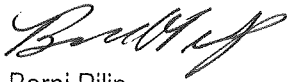
Other

Schmidt said they would be using different runways this summer which should decrease airplane noise.

Chuck thanked Bruce and Ron. Pam said that the moorage cleanup day needs to be determined if it is to get into the newsletter. Good Will takes all electronics.

Meeting was adjourned.

Respectfully Submitted,



Berni Pilip
Secretary