

JBMI Board Meeting
6:30 pm – July 17, 2011
Jantzen Beach Super Center

Present: Chuck Hindenburg, Margaret Puckette, Berni Pilip, Ginny Girotti-Sorem, Bruce Broussard, Leonard Myers, Jerry Pekrul, Ron Schmidt, Sher Shepps, Sherre Vanegas.

Moorage Management: Pam Pariseau

Certificates Holders in Attendance: 1529, 1613, 1625, 1627, 1715, 1859, 1871, 1883, 1967, 1975, 1991, 1995, 1999, 2007

Meeting called to order at 6:34 pm by Chuck Hindenburg.

Guest

Chuck introduced Aaron Myton from the Columbia River Crossings (CRC) project.

Secretary's Report

June 21, 2011 Board Meeting

Ron Schmidt noted that the correct spelling for the attorney is Coxey. "Someone" is Mike Frost in Unfinished Business. Ron inquired as to the percent of Jantzen Avenue that JBMI owned and it was confirmed the JBMI owns 30% but is responsible for 50% of the maintenance. Ron says that Cheryl's report on new manager asked for a meeting to discuss why we chose who we chose, and to get advice on whether the number of candidates was sufficient. Bruce Broussard moved to approve minutes as corrected, Sherre Vanegas seconded, approved unanimously.

July 5 Executive Sessions 5:30 and 6:30 PM.

All directors were present at meetings where the attorneys discussed BOLI and Condemnation issues. Sherre Vanegas teleconferenced for the 5:30 PM meeting. Ron Schmidt moved to approve the minutes and Bruce Broussard seconded. Approved unanimously.

July 13, 2011 Special Telephone conference.

Meeting to discuss the sewer pump issue. Not present Margaret Puckette and Jerry Pekrul.

Chuck read the minutes for those present. Ron Schmidt moved to accept the ITT bid to replace the sewer pumps with 3 phase pumps. Bruce Broussard seconded, approved unanimously.

New Business

Columbia River Crossings

Barbara says Rows A B C need to get involved in the acquisition matter. A year from now condemnation may occur. Aaron Myton explained that they are getting a "right of way" person on board CRC soon. Aaron works on the highway team and explained that he was unable to answer questions about the right of way process. He passed out maps highlighting current proposal for pedestrian and bicycle paths.

In September 2011, the environmental impact will be finalized and then the Record of Decision (ROD) from Washington D. C. will be made, and acquisition may begin in 2012. Questions arose about federal funding. There will be a local bridge to Hayden Island with bicycle, pedestrian, light rail, and two car lanes, about 80 feet. No funding before ROD.

An email has been sent out to residents of A B C. D row will also be affected. Someone suggested emailing the entire moorage since the overall moorage is affected.

Rich Sorem suggested that, as a moorage, we approach CRC, ODOT, etc., and suggest a proposal for the moorage loss. He wants to actually put something together, get a committee going, and be proactive as a community. Barbara suggested Rich chair it. Rich said he would chair, but he would need resources available as to know whom they can talk to, etc. Legal guidance was suggested and Chuck affirmed that we already had legal working with us.

Everyone would be affected. Moorage will lose money.

Someone suggested buying a microphone because many in the audience cannot hear the person speaking.

Margaret Puckette said that the acquisition process is called constitutional taking and is very well established but "moorage taking" has never been done and the lawyer is excited about it. A committee will be very helpful. What do the affected people want? Ron Schmidt said Walter Valenta is a wealth of knowledge and has the ear of Governor Kitzhaber. Jan Zweerts asked about By-Laws. Sherre Vanegas explained that attorney is rewriting the By-Laws section pertaining to the condemnation which will be voted on by entire moorage.

BOLI Cases

Bruce thanked Chuck for sending out letter about the BOLI cases. We're still at a critical moment. We need to refrain from discussing it.

Sher Shepps asked whether any complaint or comment be sent only to Chuck or also a copy to the office. Chuck said that any complaint or comment about the BOLI cases should be emailed to Chuck only. Any BOLI item goes to Chuck. If in doubt, call Chuck.

Rick said he ran three items about BOLI in the newsletters. He says he will print anything sent to him. When that stops, the newsletters will stop. Chuck explained that board members, both current and past, can not talk about the case. Jerry says that if the moorage suffers because he tells the truth, the moorage will suffer. Karen said that she doesn't know what is going on, but she knows it's not good.

Chuck said that if we don't follow lawyer's advice, we could lose our insurance.

Kathy Robinson suggested moving to the manager's report.

Moorage Manager's Report.

Occupancy.

1837 New owner
2027 New tenant
1801 New tenant

Collections.

1631 has made recent payments.
1635 Foreclosure, a check has been received so that account will be paid in full.
1665 Will be sent to collections.

Theft and Vandalism

Vandalism in 1813 regarding a broken French door.

Resident Issues

1623 Letter and fees and one time assessment being drawn up by Greg Coxey.
1753 Mike Virgin sent letter about cottonwoods being underwater for over 60 days.
2007 Filed a complaint about two dog feces incidents.

Parking Update

15 parking citations were written, 3 for expired tags.

Leonard asked about caregivers and vendors getting parking tickets. Ticketing is now at 6:30 in morning.

B-F Walkways

Waiting on rails.

A Row

M&E Electric working with Steelhead Marine.

Garbage Surrounds

Jim Pidgeon has been given a deposit and work will commence soon. Jerry Pekrul was helpful in getting garbage surrounds for Ramp 4, 6, and 7 bids reduced from \$45k to \$35k.

Restripe Parking Lot

Waiting for Garbage Surrounds. Bids will be received for the catch basin by Ramp 7.

Sewer Pump

ITT is also called Flight, bid was \$15,965, \$2,200 electric, and \$300 miscellaneous for a 3 phase top of the line pumps. This was under the \$40k budgeted. Questions were raised as to why, if the board had voted at a special meeting to accept the ITT bid and commence immediately, the pump hadn't been installed. Chuck explained that there was a company that claimed they could save us \$5k and as president he thought he should allow them to submit a bid. The Cisco bid didn't save \$5k as they suggested. Emergency pump from ITT will be installed tomorrow.

Landscape

Barkdust will be done soon.

East Gate color

The color does not agree with architectural committee colors. Pam had brought in samples and the previous board had approved the blue. Bruce Broussard moved to paint west gate same color as east gate, Leonard Meyers seconded. All six directors approved the motion to paint the west gate blue.

Someone asked how we handle complaints.

Unfinished Business

Employee Handbook

Attorneys said we have to get employee handbook in place. Chuck Hindenburg will get handbook to attorney. Sherre Vanegas asked if we were going to use the current handbook and Chuck said absolutely.

Moorage Manager

Several said hiring a new moorage manager before BOLI is settled would not be good.

Ron Schmidt said that there are several good candidates. There are reserves for consultants. Margaret Puckette said that Pam should be remunerated appropriately for what she has been doing. Jerry said that until we have the handbook, assessments, and BOLI settled, it is like giving a cop a beat with no citation book.

Sherre Vanegas says BOLI might not be resolved for 6-9 months. Pam says it would be very difficult situation for a new manager.

Pam said she would be willing to stay longer with office help.

Bob asked if we were suspending job search.

Ron Schmidt said that if we increase deductible in health insurance from \$250 to \$1000, it would save over \$1000 (employee still would have \$250 deductible, moorage would pay \$750). Chuck approved the same insurance today (but with increased cost). Attorneys say we can't make employee changes during BOLI.

Question to attorney, are we going to be able to hire a new manager during this BOLI process, and would we be able to hire Pam as permanent employee on a temporary basis. Chuck agreed to talk to the attorney about what we can and cannot do.

Rick Pariseau asked Ron Schmidt about the moorage manager candidates and whether there any that were exceptional that we might lose if we postpone the search.

Jerry Pekrul moved to hire temporary clerical help 4 hours 4 days a week. Sher Shepps seconded. Berni Pilip said that she thought we had already voted to do that. Sherre Vanegas asked Pam why she hadn't hired someone and Pam said that she was told not to. Sher asked who told Pam she could not hire office help and she said she didn't want to say. Sherre and Sher both commented that a board decision that was voted on by the directors could not be circumvented by one member of the board --

especially without the board's knowledge. Pam was told not to hire the person she wanted because that person was a member and it would cause problems. Chuck said he didn't know who it was, but he agreed to look into it and let the board know.

Ron Schmidt moved to amend the motion to include someone with computer and telephone skills of a high school senior. Bruce Broussard seconded the amended motion. Sherre thought it was ridiculous to vote on something that had already been voted on.

Broussard, Shepps, Vanegas, Meyers, and Schmidt approved the amended motion. Jerry Pekrul abstained.

Some folks expressed a concern that Pam be allowed to hire who she feels would be the best asset, but Ron's suggestion that we hire someone with computer skills was to help move the moorage forward technologically.

The motion was on the floor to hire temporary help 4 hours a day, 4 days a week with computer and telephone skills. Jerry Pekrul suggested that it was an insult to tell Pam whom she could hire. The motion passed with 5 votes (Shepps, Vanegas, Meyers, Pekrul, and Schmidt) and one abstention (Broussard).

Karen said that this motion reeked of 1980's sexism because it implied that we didn't trust Pam.

New Business

Sidewalk

Bruce Broussard would like to patch it. Bruce said that concrete won't fix the problem. Chuck asked Architectural Committee to get some bids for asphalt.

Moorage Insurance

The moorage insurance is coming up for renewal. Ron said we have to get estimates. A motion was made and passed to table the insurance issue. Ron Schmidt will head committee with Sher Shepps and Sherre Vanegas who make decisions about what we are going to do.

High Noon

Ron says we need another representative for Hi Noon since our moorage is large enough for two representatives.

Treasurers Report

Ron wanted to know why there were large discrepancies. He will meet with Pam and Ginny Sorem with his questions. A motion was made and passed to table the Treasurer's report.

Sher Shepps moved to adjourn, Ron Schmidt seconded. Motion passed. Meeting adjourned at 9:30 PM

Respectfully Submitted,



Berni Pilip
Secretary