

**JBMI Board Meeting
August 16, 2011 -- 6:30 PM
Jantzen Beach Super Center**

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

Directors Present: Bruce Broussard (arrived at 7:30 pm), Leonard Myers, Jerry Pekrul, Ron Schmidt, Sher Shepps, Sherre Vanegas

Moorage Management: Pam Pariseau

Certificate Holders in Attendance: 1613, 1627, 1731, 1767, 1775, 1859, 1871, 1883, 1999, 2007

Chuck called the meeting to order at 6:32 PM

Board members introduced themselves.

Secretary's Report (July Board Meeting)

A sentence was inserted in the discussion about "Pam hiring temporary help" that a decision voted on by the board couldn't be circumvented by one director. Chuck will look into the decision this week.

"Right of way" should replace "right a way".

Sherre Vanegas moved to accept minutes as corrected. Sher Shepps seconded. Motion passed unanimously.

Sher requested that the board get the minutes ahead of time.

Open Business

Cathy Robinson asked that the Manager's Report to come after Secretary's Report to avoid some of the open issues that are brought up that are already included in the Manager's Report.

Mike Frost commented that we have a reserve of \$425k--about \$2,500 per household. We should be in maintenance mode now. We probably have reserves for the next 10 years. Mike would like to see monthly fees reduced and a committee set up to look at the long term financial situation, and would like to see it done tonight.

Alex Alexander said board members are taking on issues without consulting the board. He would like to see issues sent to moorage office as the chain of command dictates. Only as a voting member does the board member have power. There is a process to take care of things. Give the process a chance to work. One board member is only one decision.

Johnnie Ruth O'Neil says that Alex expressed her thoughts. She says she has experienced what he was talking about. She has lived here for 22 years and this is her first complaint. Mr. Vanegas asked whether the complaint had been dealt with. Chuck said it is being taken care of. Chuck emailed out what has been returned from the lawyer. Any complaints about harassment, bullying, and discrimination go to Chuck. Andy asked why and Chuck said the lawyer said so. Andy Anderjack 1883 accused the board of covering up.

Johnnie is asking for clarification of By-Laws. She is moving to Palm Springs and wants to rent home to another member for a year. She had questions about rentals. She will still be responsible for everything that happens. Pam will handle the issues. Carports were an issue discussed. Chuck assigned this to Pam.

Jerry Pekrul passed out some information about something that Chuck said would never happen. Jerry witnessed some illegal activities. Complaints have been filed. He distributed a paper about whistleblowers. There has been retaliatory action, bullying, lawyers, etc. against him. Mr. Vanegas supports Jerry in the complaint about illegal activities.

Trish has filed a complaint against Jerry Pekrul. Trish wanted to know what happened to her complaint that she filed. Mr. Pekrul stated that he was unaware that a complaint had been filed against him.

Margaret Puckette wants to know who is doing the investigating. Chuck is investigating. The board will make the determination based on written testimony. Right now in our inbox are the procedures that he hopes the board will follow. There hasn't been a whole lot of time. Sher asked that Chuck alert the board when he receives a complaint so that they know what is in the works.

A heated discussion ensued between Trish and Jerry.

Chuck called for a three minute break.

Meeting restarted at 7:45 pm.

Sher Shepps moved to have Manager's Report after Secretary's Report starting next month because some of the issues being raised are discussed in the Manager's Report. Ron seconded. Motion passed unanimously.

Sherre Vaneges recommended that we form a Financial Committee headed by Ginny Sorem, Treasurer, with Sherre, Mike Frost, and Pam Pariseau, to look into the financial health of the moorage, with a special emphasis on the reserve fund and lowering moorage fees.

Committee Reports

Architectural Committee

There is a request for second story on 1951, awaiting engineering report.

Ongoing cleanup and repair problem 1781, there has been no response.

1767 storage unit remodel, issue being talked about, will follow up that things are done properly. Electrical permit has been posted.

Update of 2011 survey:

1853 moving out survey and inspection

1781 clean up letter

Projects Requests:

2045 storage unit

1653 walkway repair

Johnnie O'Neal requested that she be the one to answer questions about 1767. Alex had been told she had medical problems.

Jerry Pekrul asked why Leonard Myers had an attorney write him a letter. He is feeling harassed. Alex said any contact should be done through an attorney. Ron had a point of order that this is not board business but between two members.

Landscape Committee

Kathy asked if a notice could be in the newsletter about the cigarette butts. Round of applause was given to Landscape Committee for the work done in the moorage.

HiNoon

Hayden Island cleanup. August 27, morning east island, west island shore in the afternoon.

WOO

Representatives are helping with getting dredging permits. The big issue now is submerged waterways lease insurance which is not doing anyone any good and costing tens of thousands of dollars a year.

Unfinished Business

The Employee Handbook is back from attorney. Applause for Sher Shepps for all the work she and the HR committee had done with the *Employee Handbook*.

"Special Assessments" also came out. There were two different attorneys but the documents were combined to work together.

Walkways between Ramp 6 and 7.

Architectural Committee obtained bids from an asphalt company. When considering the scope of work, the concrete bids appeared to be the better option because it was more inclusive. A question was raised about trees dying as a result of cutting roots. The company didn't think that would happen based on past experiences, but the company couldn't guarantee it.

Ron Schmidt moved to accept the concrete bid from John Walker Concrete for \$9,530. Bruce Broussard seconded. The motion passed unanimously.

Columbia Rivers Crossings

Chuck read letter from Michelle Tworoger who talked to CRC in June. CRC will not be building a moorage. They said it should be done by a private developer because it was considered speculation. A relocation study needs to occur which could take over a year to conclude. Individual property negotiations will start in 1-1 ½ years. CRC does not know where or when the construction phases will start because construction priorities have not been determined. The Record of Decision is expected 12/31/11 and construction could start in 2013.

Ron said the focus from the island is to push on the arterial bridge as one of the first things for CRC which will cause a problem for us.

Rich Sorem met with Jay McCaulley about property acquisition. Next meeting is Thursday night when they will form the committee statement.

Supposedly 30 or 40 floating home slips for sale in the area.

New Business

Ramp 7 parking. What can we do to help alleviate congestion? Ron suggests "Resident" parking and "Visitor" parking. Put up sign "resident only past this point" parking only and put something in newsletters. Numbered spots were suggested. Take out concrete pads and use space for "compact only." Post "Unauthorized Cars will be Towed" signs and then actually tow them. Pam will contact *Best Buy* about the possibility of parking at their old site.

Open Action Items

Sher Shepps moved to readopt the "Open Action Items" form and the vice-president will keep it up to date. Sherre Vanegas seconded. The motion passed unanimously. Vice President will keep it up to date.

Treasurer's Report

Jerry Pekrul moved that Treasurer's Report be approved. Sher Shepps seconded. Motion passed with five votes, Bruce Broussard abstained.

Moorage Manager's Report

Chuck Hindenburg found fire one evening in the recently spread bark dust. Ginny Sorem had a 5 gallon bucket in her car, and they were able put it out with relatively little damage. How can we get cigarette smokers to quit throwing the butts on the ground, especially when they are still lit.

Re-stripe Parking Lot and Seal Coating September 19, 20, 21.

Pam Pariseau bought material to make rubber standoffs resulting in a substantial savings.

Two cottonwood trees Ramp 2 and Ramp 4 need to be removed due to flood damage. Ron moved and it was seconded to spend \$2,000 plus or minus \$200 for the tree removal. Motion passed.

We can't have meetings at the Jantzen Beach Center any more on Tuesdays. Another group (paying rent) has requested the space. Bruce can't meet on Thursday; Ron can't meet on Thursday either.

Some cars had been ransacked recently.

Residents need to be reminded that if they get a new car, they need to register them with the office and transfer the sticker.

General meeting was closed, and executive session was called at 9:10 pm.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Berni Pilip".

Berni Pilip
Secretary