

JBMI Board Meeting
September 22, 2011 -- 6:30 PM
Jantzen Beach Super Center

Officers Present: Chuck Hindenburg, Ginny Sorem, Berni Pilip

Directors Present: Ron Schmidt, Sherre Vanegas, Leonard Myers, Jerry Perkul

Directors Not Present: Bruce Broussard, Sher Shepps

Management Present: Pam Pariseau

Certificate Holders Present: 1527, 1613, 1627, 1641, 1717, 1731, 1741, 1771, 1777, 1859, 1861, 1991, 1995, 1999, 2007

Chuck Hindenburg called the meeting to order at 6:35 PM. A quorum was present. The board introduced themselves.

Secretary's Report. Berni Pilip passed out some changes that had been suggested to the August 16 Minutes. Jerry Pekrul moved to approve the minutes with changes and Leonard Myers seconded motion to approve both the August 16 board minutes and the minutes of the Special Meeting on September 15. Motion passed and minutes were accepted

Open Business

Trish Jordan 1861 asked to be on record about the complaint she had filed that only two people saw. Pam left to get copies of complaint.

Ron Fulcher 1741. Probably need to be more proactive in the monitoring of depths at the moorage. A lot of dirt and sand is coming down the river and has caused huge problems at Island Cove.

Mike Frost 1731 commented on the tent caterpillars in the parking lot. They should be snipped out.

Cathy Robinson 2007 asked about proxy submitted for voting right of absentee director.

Julie Rotary 1777 talked about the problems of dredging and oil spills

Rich Sorem 1527 had a meeting at his house. About 35 people were there. Jeff Manning, reporter from *The Oregonian* was there to hear about how the CRC project will be affecting the floating home owners. Story will be in *Sunday Oregonian* September 25. Ron Schmidt said the reporter also met with mobile home park .

Tammy Ell 1771 wants to follow up on a complaint about issue with neighbors with boat over footprint. She passed out some photos and wants to make sure the complaint is followed up. It's her first complaint in 9 1/2 years. Pam said that Jane Betts-Stover has talked to her tenants and they have assured her that it will not happen again.

Patty Fulcher 1741 wanted to thank Pam, the Landscape Committee, etc., for all the recent work that has been done with the parking lot, striping, landscaping, etc.

Trish Jordan 1861 commented on all the fleas in the bark dust. Tammy agreed. It is recommended to keep dogs on the walkway and not in bark dust. Grassy areas and behind carports are preferable.

Chuck read Sher's letter about a proxy. Needs to go in the minutes.

Chuck and the JBMI board,
I am unable to be at this September board meeting; however, I take my responsibility to this Board and moorage very seriously. Because the directors have a 3-year term commitment, it is very difficult to never miss a meeting. I respectfully request that you honor this proxy—our by-laws do not say you can or can't. This should change to be allowed for a limited number of times.

Sher Shepps

(Sher had designated Sherre Vanegas as her proxy for the September 22, 2011 Board Meeting)

Financial Committee Report

Ginny Sorem, Mike Frost, Pam Pariseau, and Sherre Vanegas. They have met three times going over finances for the 2012 Budget and an examination of Reserve Fund. Mike put together program. They are looking at changing the method of budgeting. Major projects have been complete, but we are still accruing funds for the reserve for projects that have been completed.

The committee reviewed reserves and current levels of funding, and recommended changes to reserve assessments.

Reserves identify a 10-year horizon. Take river level soundings to see if we need to forecast dredging.

There is a list of reserve fund projects on the 10 year horizon—finishing Row A, finishing the garbage surrounds and sealing coating the parking lot.

Sherre Vanegas made two motions; the first motion was:

Motion 1. Eliminate reserve accruals starting in October 2011 and reduce monthly membership assessments to \$275/mo. Revise member monthly assessments based on annual operating budget and reserve funding analysis to be started in September of each year.

Leonard Myers seconded first motion. Ron Schmidt said that in the history of the moorage there has never been a finer reserve study other than when Frost did the last one. Ron thanked him. *Tomahawk Island* moorage has increased their monthly assessments and it has been hell. *Class Harbor* had to ship their dredgings to Arlington because they were next to railroad bridge which could cause hazardous waste.

Board has never been consistent as to when they started the budgeting process. (this is not true according to Sherre Vanegas. The budgeting process is always started in the fall, the exact date it starts is not consistent nor is Board approval.)

Jan Zweerts 1859 asked if there was a relationship between the income/expense ratio of homeowners for reserves and whether there was any standard

Barbara Nelson said financial stability raises the value of moorage. In the possibility of attorney fees and CRC, she doesn't want a huge bill suddenly.

There is a best practices committee on the island. Ron said there is state law for legal reserves for HOA communities. Jane Betts-Stover says moorages have reserves funds that must be available for potential buyers to review.

Julie Rotary 1777 asked what our deductibles are for insurance. Ginny says emergency fund has about \$56k currently which can be used for insurance deductibles. Another \$160k is owed to it.

Ron Schmidt moved to amend motion 1 to keep assessments at \$350 but to give a \$75 credit. No second. Motion to amend dies.

Barbara Nelson mentioned that in her experience, decisions made on the night of presentation have had problems, but it was pointed out that it had been discussed at earlier meetings.

Ron asked about dredging, pilings, carports, and whether they have been figured in.

Mike Frost said that this is not a one time thing. Assessments will be examined every year. Just as rent changes, the assessment will change.

Motion passed (Sherre Vanegas, Leonard Myers, Jerry Pekrul). Ron Schmidt voted no.

Chuck Hindenburg called for a short recess.

Meeting called back in session at 8:10 PM

Sherre Vanegas read her second motion.

Motion 2: Discontinue depositing revenue from cell tower rental into the reserve fund. Deposit it into the Emergency Operating Fund.

Ron Schmidt seconded. Ron asked what the fund has been used for historically. Cell tower income is \$1290 a month. Motion passed unanimously.

Unfinished Business

Employee Handbook has been revised and approved.

Special Assessments was sent out to the Board. Ron Schmidt asked about "Fee Schedule," whether they remained the same. Previous assessments verses proposed assessments.

Jerry Perkul asked who wrote the Enforcement Regulations. Greg Coxey, the attorney, wrote them. Jerry asked why it was written that all past fees that were rescinded. Chuck Hindenburg asked Jerry to formulate a question to ask the attorney as to why previous assessments were rescinded. Ron Schmidt say it is very typical that attorneys, when writing this type of document, will say forgot about the past, this is the new document. New document is concurrent with our By-Laws, concurrent with fair practices, and it's concurrent with what is legal. Chuck says it sounds like we are not ready to vote on this.

Sherre Vanegas asked how it affects the assessments that were put on hold. She also asked about the proxy voting.

Alex Alexander asked to see previous verses proposed assessments so residents can see the differences, and the community can have some input before the vote is taken.

Ron made some comments on *Section 2.2 Owners*. He asked whether it was just the owners or whether renters could file complaints.

Chuck wants board to study document and get him recommended changes.

Walkway Path ramps 6 and 7 on budget. Thanks to Jerry Pekrul for finding concrete contractor and working with permitting on the garbage surrounds.

Ramp 7 Parking. Pam will pick up signs tomorrow.

Rick Pariseau 1999 suggested that there are small spots that can be used for motorcycles. Folks have been complaining about motorcycles taking up parking spaces.

Ron Schmidt said the Bureau of Environmental Services (BES) has said that they might be willing to do a long term lease in area by parking lot. BES is tired of maintaining landscaping it. Jim Pidgeon feels comfortable about going through the permitting process on it.

Jerry Pekrul will look into the concrete islands at Ramp 7.

Leonard Myers suggested that first couple spots at the East gate (south side) be marked "compact" because long trucks with trailer hitches interfere with exiting.

Trish Jordan 1861 asked about scooter parking.

New Business

CRC FEIS response. Put on hold. Sher Shepps wants to put together a letter as a response from the moorage.

By-Law Amendment/CRC. Sherre stated that Jill Gelineau, attorney, was here July 5 to discuss CRC condemnation process with the board. We are supposed to have a meeting with general membership and Jill to discuss how the process will be handled. Ron Schmidt suggested waiting until the December decision on whether the CRC project will go forward. We need to share the information, but we can hold off the vote until we know the bridge will be approved. Others feel that we need to act before then.

Ginny Sorem suggested waiting until after the CRC October meeting. Ron suggested the Right of Way /Condemnation person attend also. Sherre Vanegas will contact Jill Gelineau and tell her that we are waiting until the October CRC update and the ROD is made.

Budget Planning

The 2012 budget is being worked on. Information has been put together from past several years—2009, 2010, and 2011. The Finance Committee (Ginny Sorem, Mike Frost, Sherre Vanegas, Pam Pariseau) are asking for input for the 2012 proposed budget. Finance committee will be meeting before next board meeting and consider the input. Pam will email document to the board.

Neighborhood Mediation.

Free mediation service available. There was information in the board packet.

Treasurers Report

Sherre Vanegas asked about 1631. Vial Fotheringham is the collection agency. There is a payment plan in place, but payments are not being made regularly.

Chuck Hindenburg will ask attorney about 1631 and 1665. 1665 has not gone to collections yet.

Treasurer's report approved.

Manager's report.

Only one car towed during the parking lot sealing project, and the owner was out of the country. Pam was able to track down all the other vehicle owners prior to towing.

A settlement was reached with Phillips Fastener LLC regarding the defective walkway screws:

Reimbursement for screw costs = \$13,133.19

Reimbursement for labor costs = \$31,067.80

Total Reimbursement = \$44,201.07

A copy of the document that authorizes Pam Pariseau to act on behalf of the moorage was signed by the moorage secretary and notarized. It is attached at the end of these minutes.

Committee Reports

Architectural Committee

Alex Alexander thanked Jerry Perkul for his guidance in the residential permit process.

We need to have copy of the final inspection.

1853 has been moved.

2049 piling was removed by owner. Chuck is dealing with it. No one is to be cutting pilings.

We need to get the word out that paperwork needs to be completed for home improvement projects undertaken. We need to be consistent in enforcement.

Rick Pariseau stated the he publishes the newsletter. He does NOT write it. Members are encouraged to submit articles for the newsletter.

Insurance policy. Property, workers comp, etc., insurance is up for renewal. Three agents are working with us; two have given quotes. "Management" policy is a problem due to moorage problems including the BOLI complaints. Current company will not renew.

Ron Schmidt moved that the board give the president and insurance committee the ability to make the decision on the insurance. Leonard Myers seconded. Ron Schmidt, Sherre Vanegas, and Chuck Hindenburg are on the insurance committee.

3 voted for the motion (Sherre Vanegas, Ron Schmidt, Leonard Myers). Jerry Pekrul voted against the motion. Motion passed.

Meeting adjourned at 9:30 PM

Respectfully Submitted,



Berni Pilip
Secretary

CERTIFIED COPY OF RESOLUTION

BE IT RESOLVED, that the following named individuals, and each of them, are hereby authorized as employees of Jantzen Beach Moorage, Inc. (the "Corporation") to execute in its behalf all contracts, agreements and releases which they, in their discretion, approve, each such employee being separately and independently authorized to so act without the concurrence or joinder in such action by and of the other named employees:

Pam Pariseau, JBMI Office Manager

BE IT FURTHER RESOLVED, that any such contract, agreement or release executed by any of the above-name employees in the name of Jantzen Beach Moorage, Inc. should be considered a contract, agreement, or release of Jantzen Beach Moorage, Inc. and shall be binding upon it.

BE IT FURTHER RESOLVED, that any similar authority heretofore granted by the Board of Directors of the Corporation to employees other than those named above be and hereby is terminated as of this date, and the authority granted above shall commence this date and shall continue until revoked by resolution of the Board of Directors.

I hereby certify that I am Secretary of Jantzen Beach Moorage, Inc., that as such I have access to the books and records of the Corporation; that the foregoing is an excerpt from the minutes of the Board of Directors' Meeting of Jantzen Beach Moorage, Inc., an Oregon Corporation, held on the 22nd day of September, 2011, a quorum being present; and that no action has been taken by the Board of Directors of said Corporation since said date that would have effect of changing or altering the authority granted therein.

Subscribed and sworn to before me this _____ day of _____, 2011.

Notary Public

Secretary of the Corporation

Seal:

Date: _____