

**JBMI BOARD MEETING**  
January 17, 201  
Jantzen Beach Super Center- 6:30 pm

Officers Present: Chuck Hindenburg, Berni Pilip

Directors Present: Ron Schmidt, Leonard Myers, Ivan Karmel, Sher Shepps

Moorage Management: Pam Pariseau

Not Present: Bruce Broussard, Jerry Pekrul, Ginny Sorem

Certificate Holders: 1545, 1555, 1613, 1627, 1653, 1657, 1715, 1717, 1871, 1895, 1975, 1991, 1999, 2003, 2007, 2045, 2049

Chuck Hindenburg opened the meeting at 6:30 PM. All board members introduced themselves.

**Secretary's Report**

Ron Schmidt moved, Ivan Karmel seconded, to approve the November 17 board meeting minutes as amended. Minutes approved unanimously 4-0.

December 20 Board Meeting. Pam Pariseau mentioned that the Christmas tree disposal program benefitted "Friends of Putnam Field" to help renovate the baseball field. Sher Shepps mentioned "abandonment of position" or absences from board meetings should not be a reason for dismissal--we are all volunteers and that to remove someone for missing meetings would be unfair because people have jobs and families. Ivan asked whether these reasons were actually stated by Mr. Schmidt, and only things transpiring at the meeting should be recorded in the minutes, not editorializing.

Ivan made a motion to table the approval of the December 20 board meeting minutes until the next meeting so the secretary can confirm what was actually said. Sher seconded. Motion to table approval of December minutes passed.

Sher moved, and Ivan seconded to table January 4 minutes of a Special Meeting since the secretary was unsure of whether it was a legal meeting and whether a quorum was present

**Managers Report**

New Tenants

Mark and Carol Slegers are new residents in 2023, and there are new tenants in 1659 and 1939.

Collections

1631. Pam Pariseau said there have been no recent payments; in fact, no payments have been received since July. Pam has tried to contact the Collection Department at Fotheringham but has received no response. Ivan asked Pam how she contacted them, and Pam said both by phone and email. Calls are never returned, and emails are returned with a message that the person is no longer employed in the department. Ivan said that he'd be happy to make a phone call to the attorney there. JBMI cannot garnish wages because the work is "under the table" and there are no wages to garnish. The owner of property came into office saying he wanted to sell. Pam told him he couldn't sell until the dues were brought current, and that the purchaser would have to pass a background check. John Heald will look into whether any liens have been filed on the property. Alex Alexander suggested following up with the attorney to see why the Collection Department hasn't been following up. Sherre Vanegas says the moorage is always first in position. Our interest is the value in the slip, not the house.

Thefts and Vandalism

¾ of a tank of gas was siphoned the other day.

\$9,000 damage was done to a pickup truck between 10 AM and 2 PM in a handicapped spot with a handicapped sticker at Ramp 5. Pam has called the landlord of some neighbors to whom the owner of the pickup had complained.

#### Parking Update

Eight citations have been issued in the past 30 days with five being resolved with guest passes. Sher asked how long guest passes can be expired before citations would be issued, and Pam said it depended on how busy the crew was.

#### Additional Parking

Jerry Pehrul located owner of the property by the city pump station. The owner is willing to consider an offer for purchase. Bids are being obtained for cost to remove sidewalk and asphalt an area for 15-18 parking spots.

#### Part-Time Employees

The part time office assistant was hired full time job with a school district. Pam pointed out that Rob Wirtz has a planned vacation in February. Ivan Karmel thinks there needs to be more help, but is concerned about the current decision-making situation with the Board. John Heald asked whether there was a problem with hiring part time temporary workers. Pam wants to hire a part time office and a part time maintenance worker, but not through a temp agency.

Ivan Karmel moved to allow Pam to hire two part time workers: one office worker at \$10-12 per hour and a maintenance worker for \$12-16 per hour. Sher Shepps seconded. Leonard Myers asked whether they would be non-members. Ivan said that was controversial and we didn't need to discuss the issue at this time. The motion passed unanimously 4-0 (Karmel, Myers, Schmidt, Shepps).

#### Cold Weather Issues

Snow shovels are available at all ramps.

Pam reminded people to keep water running during freezing weather only.

Barbara Nelson asked about the valves. Rick Pariseau explained that the old brass valves would crack in freezing weather, but the new plastic valves are more flexible.

#### Other Issues

Berni Pilip raised an issue about the trench in the speed bump by the mailboxes near Ramp 6. Pam said it would be painted red but the weather has to improve first. Cathy Robinson suggested bolting the orange cone so that people couldn't move it. Rick Pariseau suggested putting a pipe in the trench and then paving over it. Alex Alexander volunteered to look into a solution.

#### **Treasurer's Report**

Berni asked a question about a legal expenditure and Pam confirmed that we have been reimbursed, although it was early January, a different fiscal year from the expenditure. Chuck Hindenburg asked when the check was delivered, and Pam explained that it had been addressed to a director so it sat in a director mail slot for several days. Ivan Karmel asked whether the community wanted to know the settlement amount of the Don Woods BOLI complaint. Ivan moved to disclose the amount, Sher Shepps seconded. Chuck explained that the attorney said that we probably shouldn't disclose the amount because of precedence. There was no confidentiality agreement so we are not bound to nondisclosure. Ivan and Sher voted to release, Ron and Leonard abstained. \$50,176 was distributed which includes about \$10k for medical insurance (to be paid by Wood). The total cost to the moorage was the insurance deductible of \$2,500.

Ivan asked about the interest on the note for the buyout of the slips for which the residents are paying monthly. Pam said it was 5.64%. Ivan asked why we didn't use savings to pay off the note and collect the interest ourselves.

Aging Summary—people are still overpaying moorage dues.

Ivan moved to accept treasurer's reports, Sher seconded. The treasurer's report was accepted 4-0.

Sher Shepps asked about the \$9k owed by Columbia Crossings. Sherre Vanegas says we are unable to get the documentation necessary to verify the amount due. An accounting adjustment needs to be made.

Columbia Crossings is finally trying to partition the A-Frame, which has been in the works since 1997. Columbia Crossings is responsible for all costs and it needs to be completed by March, 2012.

### **Committee Reports**

#### Architectural Committee

Barbara is new chair. No final decisions will be made until board situation is resolved.

#### Nominating Committee

Sher Shepps is the chair of the nominating committee. So far the members who have agreed to run are:

Barbara Nelson, President

Maia Godet, President (nominated at meeting by Sherre Vanegas)

Margaret Puckette, Vice President (nominated at meeting by Ginger Mumford)

Michelle Tworoger, Secretary

Ginny Girotti-Sorem, Treasurer

John Heald, Director

Sharon Rixen, Director (nominated at meeting)

Maks Dosek, Director (after meeting)

Chuck Hindenburg, position undecided

Jay McCaulley, position undecided

Berni asked whether that night was the deadline to run. Sher responded that if people had their statements in by the 30<sup>th</sup>, they would be accepted.

Ivan moved that for 2012, candidates have until January 30, 5:00 PM to have their positions and statements into the moorage office.

Ivan read a statement that there was a resolution by the board on 1/4/06 that January 8 was the deadline for candidates to be nominated. We need to tighten it up so we do what we say, and say what we do. We need a new board resolution. Ron Schmidt pointed out that by having the January 8 deadline, the Nominating Committee had time to solicit members to run for positions where no one was running.

Ballots will be mailed out within 48 hours of the January 30 deadline, and must be returned prior to or at the Annual Meeting. Ballots will be counted in the Moorage Office immediately after the Annual Meeting and the Nominating Committee will be counting the ballots. Ginger Mumford

agreed to be the third person on the Committee. Members may observe as long as they don't interfere with the process.

Ivan commented that last year's ballots were confusing. Pam will restructure the ballots with nominating committee to help eliminate the possibility of errors.

Motion passed unanimously that for 2012 that members had until January 30, 2012 to have their candidate statements into the office by 5:00 PM.

#### **I-5 Bridge**

No news. A and B rows definitely affected, perhaps C row.

#### **WOO**

No report, still working on dredging issues.

#### **HINOON**

HiNoon is working on CRC (Columbia River Crossings) and West Hayden Island projects. On Sunday, February 26, 2012, there will be a mayoral candidate forum from 1-4.

Ivan commented on traffic patterns and pedestrian issues. What does it take to get crosswalks, etc., for these city streets since we are in the city of Portland? Ron Schmidt says the city said these are substandard streets and the city will take over AFTER the CRC project. Traffic will only become worse with development on east side of island where 800 apartment units are being built.

Amanda Fritz will be speaking at next HiNoon meeting.

#### **Open List**

Sher Shepps called Jill Gelineau about the getting her to a meeting about the condemnation process. Jill hasn't responded.

#### **Complaint Committee**

Ivan Karmel and Margaret Puckette have been discussing methodology for the complaint process. Ivan proposed that the Complaint Committee would initially screen complaints, refer complaints to moorage manager for a letter, dismiss complaint, or refer it for mediation. Ivan proposed that Rick Pariseau, Carol McFarland, and himself would work on the committee for six months. Chuck asked the three people to set up guidelines including the rotation schedule. Rich Sorem suggested that the committee put together a proposal to set up procedures, rules, mission statement, etc., for the committee. Ron Schmidt will forward Jantzen Beach committee guidelines to Ivan.

#### **Open Forum**

Margaret Puckette stated that the Recall Committee attorney filed for an injunction today to get a ruling on the legality of the recall issue within 30 days and that if anything besides routine business is done at the meeting tonight, a restraining order will be issued. The complaint is on the public record. She will forward the document by email if requested.

Meeting adjourned at 8:35 pm.

Respectfully Submitted,

  
Berni Pilip