

Jantzen Beach Moorage, Inc.
Board of Directors Meeting Minutes
June 16, 2015

Officers Present: Mike Bowe, Ginny Girotti-Sorem, Carol Slegers
Directors Present: Mary DeHart, Barbara Nelson, Margaret Puckette, Melinda Head, and Sharon Rixen
Moorage Manager: Pam Pariseau
Absent: Maia Godet
Certificate Holders Present: 1627, 1785, 1859, 1935, 1999, 2023, 2047

Open the meeting: Mike Bowe called meeting to order 6:30 pm, Board Members and Moorage Manager introduced themselves

Secretary's Report

Melinda Head moved the JBMI meeting minutes from May 17, 2015 be accepted as written. Barbara Nelson seconded the motion. Vote passed unanimously

Treasurer's Report: P&L by Class, Budget to Actual, Balance Sheet, Check Register and A/R Aging Summary

Manager's Report

- New Member: 1661
Collections: none
- Theft and Vandalism: none
- Resident Issues: complaints about pets not on leash, inappropriate statue, unsightly deck curtains, person living aboard boat, loud band practice
- Electrical conduit at B row will be ran underwater in new conduit in 5-6 weeks, A and B residents will be without power for only 4-5 hours
- Repairs/Rebuild: Ramps 6 complete and 7 will be done by June 19th.
- Maintenance: moles are winning so far. No show by 3 pest control co.
- Ramp 1 willows are irrigated by \$290 add to sprinkler system and are becoming established, Ramp 6 willows irrigated by soaker hoses.
- Happy news: people like the community garden at ramp 3 and 5 and birds in flight artwork on carport 3
- Sad news: someone pulled out the plants Ginny planted at the east gate – if you see him/her/it, call the police.

Unfinished Business

JBMI By-law revisions are nearly ready to be presented to the owners. Changes primarily include gender inclusive language, clarification of ambiguous language, and explanation of insurance requirements where unclear, update of legal statutes applicable to floating homes. Open forum Q and A by attorney will be forthcoming to all owners along with copies of revisions.

New Business

Parking Lot Repair and Sealcoat - Manager secured and presented bids from multiple companies Sharon Rixen moved to accept the bid of \$37,360 from All Pro Paving, Melinda Head seconded the motion. Vote passed unanimously. This is a budgeted improvement fund project.

Bank line Electrical - Moorage is considering a variety of ways to generate power for irrigating vegetation on the banks with river water.

Legal Representation- JBMI is now represented by **Kevin Harker of Community Association Law Group**, who provides free board trainings for community associations in Portland, Vancouver and Bend. JBMI will receive a \$500 private training for running Effective Board Meetings in late summer/early fall at no cost.

Committee's Reports:

1. Architectural – sent out 8 letters with invoices for non-compliance
2. Communications- survey to communicate by email will be mailed with July invoice, merging tasks with Social for Community Connections
3. Social – Picnic Saturday, August 8, musical events throughout summer, check bulletin boards, website, and newsletters
4. Complaints and Conflict Resolution – no report
5. Finance – committee meets in August to prepare budget
6. HiNoon – JBMI representative gave report
7. Landscape - looking into earthquake preparedness with Oregon State University, no research to date for floating homes
8. Ramp Captains – 85% of honey pot testing complete
9. Safety Committee –.Once again, things are safe, weekly walks 8 pm Sundays, hoping to involve more residents, Neighborhood watch stickers for sale at office \$2.
10. Web Page Master - no report

Open Session - Discussion about ways to improve filtration system and fumes at sewer pump station.

Meeting Adjourned 8:40 pm

Respectively Submitted,
Carol Slegers, Secretary