

# JBMI Board of Directors Meeting July 21, 2015

**Officers Present:** Maia Godet, Mike Bowe, Ginny Girotti-Sorem

**Directors Present:** Mary DeHart, Barbara Nelson, Margaret Puckette  
and Sharon Rixen

**Moorage Manager:** Pam Pariseau

**Absent:** Carol Slegers & Melinda Head

**Certificate Holders Present:** 1627, 1785, 1845, 1853, 1859, 1935, 1973 & 1999

**Open the meeting:** Maia Godet called meeting to order 6:30 pm &  
Board Members and Moorage Manager introduced themselves

## **Secretary's Report**

Sharon Rixen moved the JBMI meeting minutes from June 16, 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. No questions or comments.

## **Manager's Report**

**New Tenants:** 1677, 1777 & 2031.

**Collections:** none

### **Theft and Vandalism:**

- Boat parked in Carport #27 had drain plug removed.
- Irrigation control box opened and turned off at ramp 7
- Sprinkler heads at ramp 5 were turned off plants and onto concrete
- East entrance heron decal sign stolen off top of JBMI sign
- Guest of renter kicked & broke 12 pagoda lights on M/walk from A row to ramp 1. Member will be responsible for repair costs.

### **Resident Issues:**

- Complaint- renter giving overly critical advice to Member
- Complaint- motor home parked near West Gate. It is within legal size limit.
- Complaint - shortage of dock carts. 21 in inventory. Will be in budget for new carts in 2016. Residents please return carts to bottom of ramp.

**Electrical Conduit at B row:** Due to a fire at the temporary repair site, PGE  
rushed and completed repairs. Bank line restoration will be completed by  
landscape company hired by PGE and planting will be done in fall.

**Sewer Flow Meter:** The meter at top of ramp 5 which measures the sewer flow  
and is read by Portland Water Bureau failed and will be replaced. The bid for  
meter is \$3946.02.

**Parking Lot Sealcoat Project:** Due to hot weather this has been rescheduled  
for end of August or early September. Too hot for sealcoat to stick to pavement.

### **Unfinished Business**

- **Bank line Electrical Bids:** Getting bids to install pump at bottom of ramps to pump river water to bank line plants. Landscape committee would like to restore 2 bank line areas each year.

### **New Business**

- **2016 Budget:** Beginning in August the JBMI Financial Committee will meet and begin planning the 2016 annual budget. Officers & Directors were asked to consider projects and plan for 2016.

### **Committee's Reports:**

1. Architectural – 2015 walk through is done except for 3 rows. Resident on E row has debris falling from deck and it is floating over to homes on F row. Letters will go out for non-compliance.
2. Communications- Survey to communicate by email was mailed with July invoices so far only 28 have been turned into the office. Works well to communicate by facebook, email or texting what is happening in moorage. Blue Heron capture was well communicated by text and emails. Please call Multnomah County River Patrol and report speeding boaters their number is 503-988-6788 or call 503-823-3333.
3. Social – Picnic Saturday, August 8, 3 to 7pm. Please RSVP. Music concert had only 30 people in attendance. From the Office is not being read and information is not getting out. Need more information boards throughout the moorage. Suggested to post at mailboxes. Looking for member to sponsor August concert on there deck.
4. Complaints and Conflict Resolution – no report
5. Finance – committee meets in August to prepare budget
6. HiNoon – JBMI representative gave report. See HiNoon web site.
7. Landscape - Will work with PGE to stop erosion of bank line at East end.
8. Ramp Captains – 95% of honey pot testing complete.
9. Safety Committee –Gene Newell new ramp captain at Ramp 4. Gene texted residents regarding blue heron and this helped Audubon catch and treat the heron. Putting together a JBMI facebook & twitter account. Text Gene @ 503-995-0505 if you want to join. Only positive remarks will be posted. He is communicating with Rick, our Securitas guard regarding security issues on docks.
10. Web Page Master - no report
11. WOO: \$30,000. was spent on "no wake" buoys in Multnomah Channel. Let Sheriff know about speeders in North Portland Harbor and they will have officers respond. OSMB does not want to provide large "no wake" sign at west end of North Portland Harbor. Pam to write letter.

**Open Session** - New Member concerned about hit to credit score, is it possible to accept Trailhead Credit Union letter as their lender, and only run criminal background check. Speeding boaters causing large wakes. Need to address!

**Meeting Adjourned at 8:20pm** Submitted by Pam Pariseau, Moorage Mgr.