

Jantzen Beach Moorage, Inc
Board of Directors Meeting
August 18, 2015

Board of Directors (BOD) Present – Officers: Maia Godet, Mike Bowe, Ginny Girotti-Sorem, and Carol Slegers

Directors: Mary DeHart, Barbara Nelson, Margaret Puckette, Melinda Head

Management: Pam Pariseau

Absent: Sharon Rixen

Certificate Holders Present: 1785, 1853, 1999, 2023, 2047

Open the meeting: Maia Godet called the meeting to order at 6:30 pm, board members and Moorage Manager introduced themselves. Mike Bowe reminded members that time is scheduled for comments and questions during the open session at the end of the meeting.

Secretary's Report Barbara Nelson made a motion to accept the JBMI July 21, 2015 meeting minutes as written. Mary DeHart seconded the motion. Vote passed unanimously.

Treasurer's Report Profit and Loss by Class, P&L Budget to Actual, Balance Sheet, Check Detail Report, A/R Aging Summary. Water usage quite high, Communications Committee offered to gather ideas to promote water conservation, especially using river water to irrigate pots of plants

Manager's Report

New Members: 1677 – John Congers & Jennifer Eaton

New Tenants: 1893- Sara Pedrosa, 2027- Michael Brem

Collections,: None

Resident Issues: None

Theft and Vandalism: West Exit gate keypad smeared with pink bubble gum on 8/9/15

Sewer Flow Meter: Replaced by ITT/Flygt, more intensive than expected, waiting for invoice.

Email Communication Questionnaire – 35 returned 26 want email communication, 9 selected mail only, hoping for more response

Parking Lot Sealcoat – begins Sept 1, important to move cars out of parking lot \$175 to retrieve towed car, Residents can park in Super Center parking lot west of Burlington Coat Factory.

Garage Sale – first garage sale in 17 years rained out

Picnic – 70 or more residents, many comments about the music, Expenses totaled \$978.

Neighborhood - Pushing the Envelope leaving, prospective buyer is a marijuana retail outlet overseen by OLCC. Moorage Manager pointed out problems to Victor Salinas, City of Portland Marijuana Policy Program Coordinator: parking issues that may affect East Gate as well as the JBMI school bus stop within 150 ft of the store.

Maintenance – ongoing and upcoming - pressure washing, replace grates, pagoda lights, screws, decking, railing, electrical pedestals, concrete wall, repair fire extinguisher boxes, piling hoops

Completed Projects – concrete wall repaired Ramp 2, replaced decking Ramp 3 – 7, painted new railing Ramp 6, new anchor installed on 5mph buoy, west entrance gate post repaired and painted.

Old Business

Speeding boats – Margaret recommends signs on rows in addition to buoys

By-laws - Melinda and Sharon met with attorney to go over amendments, will be updating elections procedures to match with current practices. Next steps: amendments will be sent out to all owners, clearly noting changes, followed by a public meeting, then an electronic voting and by mail process to approve.

New Business

Audubon – Bob Sallinger scheduled to speak. Was unable to attend.

Air pollution from refinery – new committee formed to address personal health and environmental concerns, question whether they are using required scrubbers. Detrimental effects could affect property values. Petition being circulated as well as requests for residents to make note of occurrences of noxious odors which typically happen late at night. HiNoon says they have been fighting this for 15 years without much success. May get media coverage to support this cause.

Committee's Reports:

1. **Architectural** – reviewed results of walk-through which included a few assessments for non-compliance, committee wants to educate and explain to residents rather than just sending a letter of violations, for example ferns on logs may look good, but they are highly corrosive to logs.
2. **Communications** - want to continue to get permission to use email addresses for announcements still working on newsletter format. Working with Social Committee to host Welcome New Members parties in homes 3x per year
3. **Social** – thanks to all who volunteered and all who attended for making 2015 JBMI Summer Picnic a success. Much positive feedback, especially the music. January Winter Dinner Dance and silent auction in planning stages. Will be hosting first of three yearly Welcome New Members parties starting in September. Hope for other committees to be represented and ask for involvement as well as ramp captains where new members live.
4. **Complaints and Conflict Resolution** – none filed
5. **Finance** – forming committee to put together budget to present at October board meeting. Directors asked to give ideas for short and long-term moorage improvements as budget is forecasted out 20 years
6. **HiNoon** – another feral cat count in September
7. **Landscap**e – Pruning blackberries away from signature plants on bank. Formed a committee of 5 including several people from WOO, to learn from seismic experts regarding earthquake. Oregon has 3000 floating homes, Seattle has 500. Working on a preparedness plan to protect life and property. “Go bag” in your car and house, filter for water. Recommendations to follow.
8. **Ramp Captains** – Honey pot testing nearly complete with just a few left to test, only 4 needed to be corrected and that work has been done
9. **Safety Committee** – according to night security personnel – increased vagrant activity,. Recommends asking new marijuana store to provide us with a theft proof security camera system. Gene set up Twitter account **Text 503-995-0505** to be included in flow of information regarding safety issues.
10. **WOO** – discussed speeding on river, problems due to protestors on river, going into “sleep” mode – looking for individuals to serve as officers
11. **Web Page Master**- No report.

Open Session Ideas:

- For speeding boats - Check with the Marine Board for slow down signage, wait to see if new buoys are effective.
- To save water - volunteers install low flow toilets.
- To welcome new people - give neighborhood coupons, maps and brochures.
- Avoiding income loss - Slip 1815 has been empty for 8 years with over \$26,000 loss of potential income, consider buying small house to put in 1815, fix up to sell or rent to generate income that is currently being lost, small floating home currently available for \$35,000.

Residents excused at 8:06 for board to go into Closed Session

Board assembled in Closed Session at 8:15 pm

Close of Meeting – Meeting reassembled and adjourned at 8:40 pm

Respectively Submitted,

Carol Slegers, Secretary

Special Meeting Minutes
Sunday, August 23, 2015

Board of Directors Present – Officers: Ginny Girotti-Sorem, Carol Slegers
Directors: Barbara Nelson, Margaret Puckette, Melinda Head **Absent:** Sharon Rixen Maia Godet,
Mike Bowe, Ginny Girotti-Sorem and Mary DeHart

Certificate Holders Present: 1731, 1845, 2023, 2043

Open the meeting Melinda Head called the meeting to order at 12:05 pm

- Barbara Nelson moved to allow tenant to move into 2043 September 1 with two stipulations. Margaret Puckette 2nd the motion, vote in favor unanimous. A letter will be written to tenant, attorney, and member.

Respectively Submitted,

Carol Slegers, Secretary