

JANTZEN BEACH MOORAGE, INC.
BOARD OF DIRECTORS MEETING

December 20, 2016

Officers Present: Nikki Charlton and Kathy Holmquist

Directors Present: Mary DeHart, Graham Perkins, Sharon Rixen, Jim Ryan

Moorage Manager: Pam Pariseau

Absent: Vicki Inglis, Treasurer and Mike Bowe, Director.

Members Present: 1661, 1759, 1783, 1837, 1859, 1893, 1911, 1973, 1983, 911 & 2039

The minutes were reviewed and approved. Motion – Jim Ryan, Sharon Rixen seconded.

No open discussion from the members.

Reserve Study: Graham spoke to David Schwindt, Tax Accountant about the reserve study and perhaps coming to talk at a Board meeting to discuss this. They discussed the possibility of a board presentation at the March meeting, which would include the costs and benefits of having an outside reserve study.

Manager's Report:

- Slip1615 sold
- Slip 1877 sold to Sharon Eaton
- No thefts and vandalism until Friday someone broke into the car and took change and phone charger. No window breakage.
- No complaints.
- A-Row improvement plan will be discussed later.
- Haven't solved the problem with the water drain. Main drain is blocked off for the catch basins. Columbia Crossings is working with the Mall to discover what is causing the problem.
- The East entrance gate catch basin drain is not draining due to tree roots. The trees are owned by Green Oasis.
- One home had frozen pipes but they were able to open with a heat gun during the freezing weather. Several frozen ball valves were fixed last week.
- Rick, our regular security guard took a taxi from Tigard to get to work during the cold weather so we gave him extra in his Christmas bonus to cover that.
- There was a problem with our sewer pump as it was pumping a lot of clear river water after the freeze thawed. Found the problem on M Walk West where a honey pot was underwater due to lost flotation. Talked to the water bureau and they will consider a reduction if we send them pictures of the problem.
- Went through 20 bags of ice melt during the last freeze. Thanks for Pam, Rick and the crew for making it safe for us to walk on the walkways and ramps during the freeze.

Treasurer's Report: Graham Perkins presented the report in the Treasurer's absence.

Books are completed through October. On the Income statement: Revenue is over budget and Expenses are lower than expected which is probably just timing. Some adjustments need to be made on the Improvement Fund. A 40% down payment was made to Steelhead for A-Row improvements.

A-Row Infrastructure Report. Jim Ryan met with Rick Christiansen to get an idea of what his work plan is. When he started this, he noticed that the overhead wires are not long enough in order to move the houses out to do the repairs. An electrician was brought in and 10 of the 12 homes need insulation replacement and wires extended at a cost of \$4,000. The \$15,000 contingency fund will cover this. The weather has delayed Steelhead which was originally scheduled for the end of the week of December 16th, or early next. Electrical work is done and ready for Steelhead when they can come in.

Community Clubhouse Report by Jim Ryan: There is a slip that has been empty and unsold for several years where we could move in a structure to use for meetings, residents' activity, etc. One is available with no plumbing. Another smaller one is available with kitchen and bathroom facilities, but we have not been able to see it yet. More information will be forthcoming. Slip is 31' by 64'. Would like to have more members work on this committee.

Mooring Committee Report: The 7 member committee reviewed the information from the Clear Water Committee and did a walk through of the moorage. They developed a set of principles of from which to develop these mooring rights. These include:

- Openness and transparency
- Simplify
- Shared interest in river living
- Make recommendations that least interfere with members rights
- Provide useful and relevant information for future property acquisitions
- Incorporate common practices within the moorage
- Adjust the recommendations to support the individual needs as well as the community as a whole.

A completed recommendation to the board won't be completed until the March board meeting at the earliest.

Survey results: The survey result was reviewed in detail. There were 77 timely responses and 10 more shortly thereafter. The board was pleased that so many members participated. This information will be used when revising the Bylaws. Graham used a specialist in developing the questions but there was discussion around how the questions were phrased.

To view Survey results on *JBML.net* use following link:

http://www.jbmi.net/uploads/1/3/2/4/13245214/survey_results_nov_2016.pdf

New Business:

Member's attendance at the board meeting: There was discussion around changing the time/day of the meeting in order to encourage more members to attend the meeting. Sunday evenings were mentioned as was the possibility of not having a meeting if there were no decisions to be made. Possible mention of live streaming on Facebook or some other method for remote login or flexible viewing time.