

MOORAGE MANAGER'S REPORT
January 16, 2018 BOARD MEETING
Pam Pariseau

Occupancy Report:

- New Tenant: 1705- Michael Leshay
- New Tenant: 1873- Brent Raney
- New Tenant: 2043 - Aaron Stanley

Collections:

- None

Thefts and Vandalism:

- On 12/17/2017 someone took a pry bar to the outgoing mail slots on Ramp 1 mailboxes. A resident on D Row noticed the damaged boxes and reported it to the security guard. The mailboxes are over 10 years old and they no longer make the same doors to replace the outgoing mail slots. Mailbox Solutions gave us a bid of \$1940.00 to replace the 2 doors (all they had in stock) and replace the entire middle group of mail boxes. Due to the large number of break-ins throughout Portland and surrounding communities, they were booked and unable to get to JBMI for 3 weeks. Rick Pariseau and Rob Wirtz were able to bend the existing mailbox slots back into position so that the doors would lock. This enabled residents to resume mail delivery. They will be painted as weather allows.
- On 12/28/17 a tenant on M/Walk West reported that someone took a bag out of the back of his pick-up that was parked at Ramp 7 which contained fishing gear and waders.

Resident Issues:

- None

A-Row Wailer Project:

- In the process of obtaining bids for insurance adjustor with cost to complete the project.

Snow Shovels:

- Over the Christmas holidays snow shovels were placed at each ramp. Please return shovels to the ramps when thru using. Several of the shovels are missing and will have to be replaced. Residents did a great job of clearing walkways and ramps of snow and ice.

2018 Budget:

- An increase in JBMI monthly assessments to \$375.00 was passed and emails and letters have been sent out to remind members to change their online bill payments to reflect the change.

2018 Board Elections:

- Letters and candidate statements were emailed and sent out to members on 12/28/2017 listing the board positions that are up for election. Nominations are closed at January Board meeting and candidates have until Monday, January 22, 2018 to turn in their candidate statements to the Nominating Committee or the Moorage office.

Security Measures:

- At the December Board meeting it was suggested that the bushes at the west vehicle gates were too high and close to the fence and this allowed people to hide behind them and then follow cars in the gates. Rib and KC removed the majority of them and trimmed back others.
- Two led motion sensor lights have been installed on Carport 6 west of Ramp 5. This is a test to see if it increases the light and notifies the security guard when there is movement in the carports. The current can lights on the exterior of the carports will be replaced with led flood lights that will illuminate the cars that are parked along the fence line and provide more security lighting.

Maintenance Projects in Process:

- Replacing exterior lights on carports with led flood lights
- Keeping ice melt containers filled and de-icing ramps as needed
- Sewer and Water issues. Broken water hose replaced on M/G row.

Maintenance – Ongoing Projects:

- Parking lot clean-up
- Gate repair (pedestrian and vehicle)
- Repair pagoda lights and light bulb replacement.
Replacing grates on main walk with decking

2017 Completed Projects:

- Pressure washed walkways
- Painted fire extinguisher boxes
- Repaired siding and painted carport # 2
- Painted motorcycle parking spots
- Painted 10 MPH signs
- Painted Handicap parking signs
- Throw rings and lines installed along M/Walk
- Planter Boxes at Ramp 1 & Ramp 4
Repaired broken fire line valves