

Jantzen Beach Moorage, Inc.
Board Meeting Summary Minutes from
January 15, 2013

Board of Directors (BOD) Present - Officers: Maia Godet and Margaret Puckette

Directors: John Heald; Ivan Karmel, Barbara Nelson; Jerry Pekrul (via phone), Berni Pilip; and Sharon Rixen

Not Present: Ginny Girotti-Sorem

Management: Pam Pariseau

Certificate Holders Present: 1983; 1999

- **Opening of the meeting:**

Introduction of Board members and moorage staff ~ Maia Godet called the meeting to order at 6:31 with a quorum present and introduced all Board members as well as, Moorage Manager.

- **Secretary's Report:**

December 18 Board Meeting Minutes –

Sharon Rixen made a motion to accept the minutes as written. Ivan Karmel seconds the motion. Vote passes unanimously.

The only exception was: The newly purchased doggie clean up bags needs to be clarified if they are truly “recyclable”?

- **Treasurer's Report:** All reports are reviewed by Board Members.

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|--|-----------------------------|
| 1. Profit & Loss (P & L) by Class | 4. Budget to Actual |
| 2. Check Register | 5. Balance Sheet |
| 3. P & L Budget to Actual | 6. A/R Aging Summary |

The following questions/concerns were addressed:

- Balance Sheet – Berni asked about the Accumulated Depreciation amounts and why this amount does not change . This amount will need to be supported when the Columbia River Crossing buy out process occurs. Ivan Karmel stated that these amounts are a moot point because JBMI is a Non-Profit organization. The moorage CPA will be consulted on this matter.
- Profit & Loss – Ivan had concerns about the donation amounts as well as, flowers/gifts. \$250 is donated each year for the Christmas Ships.
- A/R Aging Summary - Large outstanding balances (over \$1,000) were discussed including the balances at 1665 and 1525.

- **Manager's Report:**

1. **New tenants:** 1691; 1809; 1843; and 1875
2. **Collections:** The 1665 account foreclosure documents will be filed this month
3. **Theft/Vandalism:** None
4. **Resident issues:** 1767 regarding the broken curbing at Ramp 4. Pam has obtained two bids and going through the evaluation process.
5. **Gate Repairs:** The wiring project has been completed for the phone and communication lines at a cost of \$4,835.

6. **Golf Cart Repairs:** The on-board computer and controller were replaced at a cost of \$1,526.
7. **Storm Drain at Ramp 7:** Asphalt was poured and the drain is working well.
8. **Doggie Bags:** JBMI purchased 2,000 recyclable doggie bags which will be placed in the ramp dispensers.
9. **Homeless Camp:** The debris of cook stoves, tarps and garbage has been cleaned up at the base of the cell tower. This site will be checked daily. If anyone sees people sitting at this spot at night, please contact the office and/or police.

10. **Maintenance projects ~**

- ❖ **In process:** 1) Replacing corroded pagoda lights 2) Gate Maintenance, replace battery back-up pack 3) Deck screw replacement job is on hold for a couple of months until warmer weather.
- ❖ **Completed projects:** 1) Installed rubber bumper pads at Ramp 6. 2) Replaced all bad standoff pads. 3) Refill de-icer containers & snow shovels at each ramp. 4) Added new communication and phone wires at gates.
- ❖ **Ongoing projects:** 1) Parking lot cleanup 2) Sewer/water readings 3) Gate repairs 4) Irrigation system repairs and 5) Installing standoffs.
- ❖ **Upcoming projects:**
 - ✓ Row A project – Collecting bids
 - ✓ Prune shrubs and trees
 - ✓ Replace slippery metal transition plates on Ramps 3, 4, 5, 6 and 7
 - ✓ Paint conduit along fence when warmer weather occurs
 - ✓ Updated complaint log
 - ✓ Power wash decking that has turned black

• **Unfinished Business:**

1. **Updating the Bylaws:** A Special Meeting will occur on January 24, 6:30 at Oxford Suites on Hayden Island. A vote of 67% or 118 votes are necessary to make this needed change in preparation for the impact to JBMI by losing property with regards to the Columbia River Crossing project. The Bylaws do not address compensation provisions to the members when losing part of JBMI.

The Supreme Court has made a new ruling; declaring that Floating Homes are not considered to be vessels.

2. **1845**

Sharon Rixen made a motion to send a letter from JBMI to the Multnomah Circuit Court Judge in support of Katherine Rowe's restraining order. Barbara Nelson seconds the motion. Vote passes unanimously.

Ivan recommended that someone with historical knowledge of the Rowe incidents go to the courthouse and attend the hearing. Sharon Rixen volunteered.

• **New Business:**

1. **Review of ballots and procedures:** Sharon Rixen stated that JBMI procedures are in place and a copy sample ballot was included with BOD packets.
2. **Introduction of candidates:** Maia Godet is running for President; Margaret Puckett is running for Vice-President; Ginny Sorem is running for Treasurer, Michelle Tworoger is running for Secretary and Barbara Nelson is running for Director.

3. **Accept nominations from the floor:** Sharon Rixen asked for nominations for each position. Vicky Inglis and Kathy Holmquist were nominated for Director Positions. Sharon will contact both of these individuals to confirm if they are interested in running for office. As a reminder, all 1-page candidate statements are due to the office no later than 5:00pm January 21, 2013.

Much discussion followed whether to have 5 or 6 directors on the Board at JBMI.

Sharon Rixen made a motion to have 5 directors on the Board so ties will not occur. Barbara Nelson seconds the motion.

Ivan believes the membership should be notified in advance about the change of numbers (six to five) for the Director positions.

Vote: 4 yes; 2 no (Berni Pilip & Ivan Karmel; Motion passes.

Berni Pilip volunteered to serve on the Nomination Committee.

- **Committee Reports:** All reports are to be submitted in writing.

1. **Architectural:**

- ✓ 1685 wants to enclose their boat well.
- ✓ 12 Second notices were sent to households who do not comply with the guidelines.
- ✓ Still trying to recruit Row Captains.
- ✓ Honey Pot testing is ongoing.

2. **Columbia River Crossing:** See #1 under Unfinished Business.

3. **Complaint Procedure:** The BOD voted at the Special Meeting to dismiss 3 complaints. The proposed assessments were never sent to the BOD for approval per the Bylaws, therefore, the assessments are considered invalid.

Jerry Pekrul made a motion to abolish the complaint committee but instead appoint a Director to assess each complaint each month for 1 year. Sharon Rixen seconds the motion. Discussion followed.

Many believe lots of mistakes in the process occurred last year but everyone has learned and some kinks have been worked out. Some believe JBMI needs structure in this area. Ivan will develop a plan when people will rotate out of the complaint committee starting in April. Jerry Pekrul volunteered to serve on this committee but Ivan objects.

4. **Finance:** No report

5. **Moorage Activities:** No report

6. **Security/Row Captains:** See above under Architectural Committee report.

7. **Parking Committee:** No report

8. **Web Page:** Berni Pilip is working with Monika Johnson

9. **WOO & HINooN:** Written reports were distributed. The Mayor is concerned about parking and other issues on the island and the West Hayden Island annexation is a low priority. Additional lighting and video cameras have been added surrounding Lottery Row and 2 armed Security Officers patrol the property. There is concern that some drug activity might shift outside the JBMI security gate.

10. **West Hayden Island Development:** People are concerned about dredging and pollution as a byproduct.

Open Session: No new issues were brought before the BOD.

Meeting Adjourned at 8:05 pm

Respectively Submitted by Michelle Tworoger