_Jantzen Beach Moorage, Inc. Board of Directors (BOD) Meeting Summary Minutes from March 19, 2013 Draft

Board of Directors (BOD) Present - Officers: Maia Godet and Margaret Puckette **Directors:** John Heald; Ivan Karmel, Barbara Nelson, Berni Pilip; and Sharon Rixen

Absent: Ginny Girotti-Sorem **Management:** Pam Pariseau

Certificate Holders Present: 1827; 1973; 1983 and 1999

Opening of the meeting: Meeting called to order at 6:33 pm by Maia Godet.

1. Introduction of 2013 Board of Directors (BOD) at the first meeting for the new Directors and Officers.

② Secretary's Report:

1. February 19, 2013 BOD Meeting minutes -

Sharon Rixen made a motion to accept the minutes as written; Barbara Nelson seconds the motion.

Some minor corrections and changes in the language were discussed and it was agreed to make the proposed changes.

Vote passes unanimously to accept the minutes as revised.

- 2. March 4 Annual Organizational Meeting Minutes Reviewed, amended with minor changes, finalized and will be posted at the JBMI management office.
- Treasurer's Report: All reports were approved by the BOD with little questions.
 - 1. Balance Sheet
 - 2. Profit & Loss (P & L) by Class
 - 3. Check Register
 - 4. P&L Budget to Actual General OP Fund
 - 5. A/R Aging Summary

Manager's Report:

- Occupancy Report 2 new residents.
- ➤ Collections 1665 moving forward with foreclosure.
- > Thefts / Vandalism None to report
- ➤ **Resident Issues** One regarding the dog feces on their back deck. After much discussion, it was agreed this is not a Pet Policy issue but rather an Architectural issues as it affects the outside appearance and upkeep of personal property.
- ➤ **USPS Investigation** On March 11, JBMI received a call from the Postal Investigation Unit and JBMI report is being taken to the next level.
- ➤ **Gate Repairs** Memory chips have been ordered for the East Gates at a cost of \$382. Major gate system repairs and upgrade options will be researched by Pam.
- > Parking Lot Curbing 36 new curbs have been installed between ramps 1 and 6.

Ramp Transition Plates –

John Heald made a motion to sell the old transition plates to residents. Sharon seconds the motion.

Motion is withdrawn and dies.

Old transition plates will be discarded.

- A Row-Bids See A-Row Update under unfinished business.
- Lending Library A lending library bookcase will be built and placed on the porch at the JBMI office.
- Uplands Bark Dust Collecting bids
- Moorage/Estate Sales Are not allowed at JBMI because of safety issues.
- Maintenance in Process
 - ✓ Trim rose bushes and shrubs
 - ✓ Replace transition plates
 - ✓ Correcting chain-ups
 - √ Repair pagoda lights
- Maintenance Ongoing
 - ✓ Parking lot clean up
 - ✓ Sewer/Water meter readings
 - ✓ Gate repairs (PED and vehicle)
- Maintenance Completed
 - ✓ Replace 36 broken curb stops
 - New communication and phone wires
- Maintenance Upcoming
 - ✓ Repair pile hoops
 - ✓ Clear weeds/blackberry bushes
 - ✓ Row A project

- ✓ Replace lights
- ✓ Gate maintenance lube and replace wheels
- ✓ Screw replacement
- ✓ Irrigation system repairs
- ✓ Installing standoffs
- ✓ Replace transition plates at ramps 3,4,5 & 7
- ✓ Trimmed bushes behind old Comp USA
- ✓ Pressure wash walkways
- ✓ Repair/Paint electrical pedestals on walkways

Unfinished Business:

- CRC Ballot Status Margaret provided an update on the number of ballot s received. She asked that all BOD members commit to contacting people who have not returned their ballots.
- Row A Update Pam has received 3 bids to upgrade Row A. The BOD discussed the price variations and scope of work. Pam explained that she walked each contractor down to Row A and fully explained the scope of work.

The next steps include: 1) Meet with the Row A residents to explain the proposed plan and scope of work 2) Finalize the ballot language and send to the membership to obtain their approval.

Barbara made a motion to accept the Jim Pidgeon bid of \$55,000 and a maximum budget of \$70,000. Vote passes unanimously.

 Complaint Procedures – This committee will be Maia Godet, Ginny Girotti-Sorem and Ivan Karmel. Ivan believes JBMI needs to get out of behavior issues (i.e. harassment, offensive and obnoxious). The BODs need to determine the policy.

Sharon read a sent letter whereby another incident was dismissed because a Sheriff was involved. It was agreed that a standing committee is not necessary.

Barbara made a motion made to hold a special meeting to address the pending complaints. The motion was withdrawn.

Berni Pilip made a motion to remove assessment schedule for obnoxious, harassment and offensive behavior categories. Ivan seconds the motion. Vote passes 4:1 abstention (Barbara Nelson).

Ivan made a motion to dismiss the Meyers/Vanegas & McCaulley/Tworoger complaints. Sharon seconds the motion. Vote passes unanimously.

New Business:

- **1.** Conflict Resolution Maia is researching mediation resources.
- **2.** Organizational Meeting Review The minutes from this meeting will be posted at the office.

Committee Reports:

- 1. Architectural 10 homes have been identified that need to meet the Oregon State Marine Board and Architectural Policy Guidelines.
- 2. CRC No report See E, #1 under unfinished business
- 3. Complaint procedure See Unfinished Business, #3
- 4. Finance No report
- 5. Row/Ramp Captains No report
- 6. Parking No report
- 7. Web Page Master No report
- 8. HiNoon Ron Schmidt has submitted a report to the office

Open Discussion – None occurred

Meeting Adjourned at 8:30 pm

Respectively Submitted by Michelle Tworoger