

Jantzen Beach Moorage, Inc.
Board of Directors (BOD) Meeting
Summary Minutes from
May 21, 2013

Board of Directors (BOD) Present - Officers: Maia Godet, Margaret Puckette (arrives 6:45) and Ginny Girotti-Sorem (arrives 6:42)

Directors: John Heald; Ivan Karmel, Barbara Nelson, Berni Pilip; and Sharon Rixen

Absent: None

Management: Pam Pariseau

Certificate Holders Present: 1767, 1983 and 1999

A. Opening of the meeting: Meeting called to order at 6:30 pm by Maia Godet.

1. Introductions of 2013 Board of Directors (BOD) and staff was suspended and felt unnecessary.

B. Secretary's Report:

1. **April 16, 2013 BOD Meeting minutes –**

Sharon Rixen made a motion to accept the minutes as written; Berni Pilip seconds the motion.

Vote passes unanimously to accept the minutes as written.

C. Treasurer's Report: All reports were approved by the BOD with few questions.

1. **Balance Sheet**

2. **Profit & Loss (P & L) by Class –** Berni asked about the amount listed under Dues/Subscriptions and Pam explained the breakdown. Maia asked about the amount under Legal expenses and Pam explained the amount does not include any costs related to foreclosure proceedings.

3. **Check Register**

4. **P&L Budget to Actual – General OP Fund –** The water billings are constantly increasing in a steady mode.

5. **A/R Aging Summary –** Some resident pay their fees well in advance (i.e. a year or several months)

D. Manager's Report:

- **Occupancy Report –** 1 new resident at 1545.
- **Complaints –** 1, barking dog
- **Collections –** 1665 foreclosure papers have been served.
- **Thefts / Vandalism –** 1, Spare tire cover stolen.
- **Resident Issues –** 1 regarding another barking dog and a fire that resulted from a cigarette blowing away and landing on a stringer.
- **Parking Lot at Ramp 6 –** This lot flooded due to a leaking irrigation system and damaged a large area.
- **A Row Project –** Work will begin during the week of May 20. 1st Phase: Leveling the walkway; 2nd Phase: Clean up the wiring and roof. It is anticipated that this project will take approx. 3 weeks to complete.

- **Uplands Bark Dust** – Applied 11 units of bark dust.
- **Clean Up Day** – The dumpsters are over flowing. Someone discarded an old freezer filled with fish bait which fell outside the dumper and the spoiled fish bait landed in the parking lot.
- **Garage Sale** – July 27.
- **Gate Replacement Ballots** – As of May 21, the office had received 91 ballots.
- **Irrigation System** – Broken sprinklers have been repaired and the timers were re-set.
- **Maintenance in Process** –
 - ✓ Trim rose bushes and shrubs
 - ✓ Replace transition plates
 - ✓ Correcting chain-ups
 - ✓ Repair pagoda lights
 - ✓ Clear bank line of blackberry bushes and weeds
 - ✓ Set up irrigation system for watering the uplands
 - ✓ Gate maintenance – lube and replace wheels
 - ✓ Screw replacement
- **Maintenance Ongoing** – same as last month
 - ✓ Parking lot clean up
 - ✓ Sewer/Water meter readings
 - ✓ Gate repairs (PED and vehicle)
 - ✓ Irrigation system repairs
 - ✓ Installing standoffs
- **Maintenance Completed** – same as last month
 - ✓ Replace 36 broken curb stops
 - ✓ New communication and phone wires to gates
 - ✓ Replace transition plates at ramps 2,3,4,5 & 7
 - ✓ Trimmed bushes behind old Comp USA
- **Maintenance Upcoming** – same as last month
 - ✓ Repair pile hoops
 - ✓ Clear weeds/blackberry bushes
 - ✓ Row A project
 - ✓ Pressure wash walkways
 - ✓ Repair/Paint electrical pedestals on walkways

E. Unfinished Business:

1. **Watering Policy** – Another draft was submitted, discussed in length and suggestions were made. The goal is to generate cooperation. Berni suggested that a verbal warning occur first instead of sending a letter. Berni and Maia agreed to talk with people who are leaving unattended watering hoses.

Ginny suggested installing a pump and use river water. She will research types and costs for water pumps. JBMI's irrigation system at several ramps was not metered by the City of Portland for many years so the overall water costs are expected to increase significantly.

2. **Pet Policy** – The existing Pet Policy was last amended 2/19/08. This policy is covered in the CC&Rs. Ivan suggested installing chicken wire around the perimeter of the house to exclude cats. Soiled boat cushions and ruined herbs are the biggest concerns. Sharon recommended changing the policy to only allow 1 dog per household for all new residents but grandfather existing dogs. It was suggested to keep all cats inside the home.

It was suggest to use deterrents to keep cats away (i.e. water sprayers or mouse traps). Neighborhood mediation is an excellent resource but focus on solutions. Everyone agreed that the Pet Policy needs to be enforced.

F. New Business:

1. Solar Power by Solar Universe – Margaret summarized some of the proposal's benefits, costs and savings. The tax benefits are designed and apply only to households but do not apply to non-profits organizations. JBMI would need to own the carport panels but the cost savings would not benefit JBMI. The overall installation cost is \$15,000.

G. Committee Reports:

1. Architectural – No report
2. CRC – Barbara reported that the State of Washington is still working on funding issues.
3. Complaint procedure – No meetings have taken place for over 2 months. It was agreed to have the next meeting on June 11. Residents are not happy about not addressing harassment issues. This committee is chaired by Maia, Ginny and Ivan. The website will be updated to include this information.
4. Finance – This committee counted the ballots and plans to meeting in August to begin 2014 budget discussions/preparation.
5. Row/Ramp Captains – Inactive but the honey pot testing needs to be completed.
6. Parking – No report
7. Web Page Master – Everyone agreed that the appearance of the new web page looks nice.
8. HiNoon – Chuck Hindenburg has resigned but Berni volunteered to serve on this committee. Ron Schmidt gave a brief summary of HiNoon activities as follows:
 - ⌚ Still battling with Columbia River Crossings issues;
 - ⌚ Opposes the West End development;
 - ⌚ Lottery Row – Closing 3-4 bars and their lottery machines;
 - ⌚ Working on community building;
 - ⌚ Donated \$250 to the Paul Meyer fund (disabled police officer).

WOO:

- ⌚ A fireboat is needed on the North side of the Island;
- ⌚ Trying to obtain funding for a second fireboat.

H. Open Discussion –

1. John and Pam met with Metro Access Control to discuss the gate proposals, potential extra costs and benefits to the moorage. A bid to have the mesh exit gates swing into the moorage was presented but there is not enough room so the new gates will swing outwards as originally proposed.
2. Residents had concerns about the aphid poop droppings (honey dew) coming from the trees in the parking lot. Residents are also concerned and oppose treating the trees with chemicals.

Meeting Adjourned at 8:25 pm

Respectively Submitted by Michelle Tworoger