

Jantzen Beach Moorage, Inc. (JBMI)
Board Meeting Minutes
September 18, 2012

Board of Directors (BOD) Present - Officers: Maia Godet, Ginny Girotti-Sorem.
Directors: John Heald; Ivan Karmel; Barbara Nelson; Jerry Pekrul; Berni Pilip; and Sharon Rixen
Not Present: Margaret Puckette, Michelle Tworoger
Management: Pam Pariseau
Certificate Holders Present: 1639; 1741; 1767; 1999; 2027

Opening of the meeting:

Maia Godet called the meeting to order at 6:36 with a quorum present and introduced all Board members as well as the Moorage Manager.

Indemnification Settlement: Maia Godet stated that the attorneys had negotiated a settlement and that we were advised by our attorney to accept it. Chuck Hindenburg had accrued over \$11,000 in legal fees from the lawsuit filed against him while president of JBMI. Board officers are indemnified while serving in their positions as officers of HOAs. Discussion followed. The board voted 5 to 1, Jerry Pekrul being the negative vote, to pay \$11,000 in legal fees to Mr. Hindenburg.

Secretary's Report:

August 21 Board Meeting Minutes – Pam Pariseau

A motion was made to accept the minutes as corrected. The motion was seconded. Vote passes unanimously.

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

Profit & Loss (P & L) by Class
Check Register
P & L Budget to Actual
Budget to Actual
Balance Sheet
A/R Aging Summary

There were questions about the costs of gate repairs and security.

Manager's Report:

1. New tenants: 1549; 1777; 1873; 1907
2. Collections: 1631 – Pending foreclosure or settlement with Dale Ott. 1665 – Turned over to collections.
3. Theft/Vandalism: 3 incidents: 2 cars were vandalized or damaged; Caustic substance caused burning injury while working on deck.
4. Resident issues: Four issues regarding 1657; 1737; 1963; and 1967.
5. Parking: 4 citations were issued within the past 30 days.
6. Additional Parking Spaces: 3 bids have been received for consideration.
7. Office Assistant: Carol has moved to Texas and Pam is reviewing resumes to hire a part time person.
8. Maintenance projects ~
In process: 1) Repair pagoda lights on walkway between ramps 6 and 7 2) Replace broken pipe at ramps 4 and 5 3) Replace broken irrigation heads and unclog others 4) Gate maintenance 5) Screw replacement ongoing.
Completed projects: 1) Finished pressure washing all walkways 2) Unhooked houses connected to pile hoops and reattached the walkways 3) Corrected all fire inspection violations and 4) Replaced all bad standoff pads.
Ongoing projects: 1) Parking lot cleanup 2) Sewer/water readings 3) Gate repairs 4) Irrigation system repairs 5) Leaf removal and 6) Installing standoffs.

Upcoming projects:

- Row A project – Collecting electrical bids.
- Repair and paint carport #6.
- Replaced damaged standoffs.
- Prune shrubs and trees.
- Landscaping at garbage surrounds at ramps 4,6 & 7.
- Break up concrete sidewalks at ramp 6 and move plants to new location.
- Asphalt new parking area. Currently requesting bids.

Resolution Manual Throughout the discussion of the Moorage Manager's reports, the issue of uniform enforcement of rules and policies was discussed. The procedures for the Complaint Policies are still being ironed out—what are minor complaints, what complaints go to Complaint Committee, what methods of communication are required, etc. Ivan Karmel explained that we need to work on consistency to help alleviate community concerns of partiality.

Paving Parking Area. There were three bids on paving the new parking area ranging from \$11k to \$28K. John Heald had researched all three contractors. The contractor with the lowest bid has been in business since the 90's, has a clean record, and has done work for JBMI in the past. The board unanimously approved to accept the bid from *Professional Paving* using previous approved funds (surplus from garbage surrounds). **NOTE: It was later decided that since this was over \$2500, a vote of the membership was needed because the surplus was from the A-F Walkway fund.**

1631 Foreclosure McClung/Ott

The attorneys have not reached any agreements on the foreclosure issue and this is costing both Mr. Ott and the moorage money to continue. Mr. Ott made an offer to settle, and JBMI countered with \$14,000 if paid within the week. The \$14,000 would include all past moorage fees and some interest and/or legal fees. Assessments and late fees would be waived. Board voted unanimously to accept \$14,000.

Unfinished Business:

1. Watering Policy – There was much discussion but no decisions.
2. Insurance Pricing – Maia Godet reported that we will continue with our current insurance agency. There are no significant increases.
3. Updating the Bylaws – This was discussed but needs further discussion and explanation before we can vote.
5. Home Business Policy – There have been recommendations in the past about Home Businesses, but no official policies. If we adopt a policy it has to be something that can be applied to all residents uniformly. This will be discussed at a later date.

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

1. Architectural:
2. Columbia River Crossing:
3. Complaint Procedure:
4. Finance:
5. Moorage Activities:
6. Security/Row Captains:
7. Parking Committee:
8. Volunteering: No report;
9. Web Page:
10. WOO & HINooN:

If interested in serving on a JBMI committee, please contact Pam, Moorage Manager.

Meeting Adjourned at 9 PM

Minutes taken by Berni Pilip for Secretary Michelle Tworoger