

Jantzen Beach Moorage, Inc.
Board Meeting Summary Minutes from
October 16, 2012

Board of Directors (BOD) Present - Officers: Maia Godet and Ginny Girotti-Sorem

Directors: John Heald; Ivan Karmel; Barbara Nelson; Jerry Pekrul, Margaret Puckette (arrived at 8 pm) and Berni Pilip; and Sharon Rixen

Not Present: No one

Management: Pam Pariseau

Certificate Holders Present: 1627; 1639; 1767; 1731; 1983; and 2027

- **Opening of the meeting:**

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

- **Secretary's Report:**

September 18 Board Meeting Minutes – The minutes will be revised to delete Margaret Puckette as present and add Ginny instead as present.

Berni Pilip made a motion to accept the minutes as corrected. Sharon Rixen seconds the motion. Vote passes unanimously.

Michelle Tworoger will send out the updated Action Items to BODs.

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

1. **Profit & Loss (P & L) by Class**

2. **Check Register**

3. **P & L Budget to Actual**

4. **Budget to Actual**

5. **Balance Sheet**

6. **A/R Aging Summary**

The following questions/concerns were addressed:

- P & L - Is there a Wait List for Carports? Yes
- P & L Budget to Actual – Parking lot Repairs (5384) is over budget. This cost is a result of needed repairs.
- P & L Budget to Actual – The insurance costs have increased slightly but the carrier has not changed.
- A/R Aging Summary –1665 outstanding balance is included in the manager's report.

- **Manager's Report:**

1. **New tenants:** 1631; 1685; 1705

2. **Collections:** 1631 - The late charges and assessments have been written off. The owner has shown good faith and paid \$14,000 to bring the account current and setup auto payments. 1635 – This account has been turned over to the attorney for collection purposes.

3. **Theft/Vandalism:** Vandalism has increased. 3 vehicles and 3 storage units have had vandalism. Someone cut off the storage unit locks in the carports. Another person took a Slim Jim and smashed the windows of an auto and stole the personal possessions. Pam, Office Manager, has talked to the security personnel and reminded everyone to report all break-ins to the police.

Someone entered JBMI, dove into the water, and swam to a home to hide underneath for two hours. Police arrived at the scene. Everyone was reminded that if someone calls from the gate, do not automatically let them into the moorage.

The resident who damaged the gate will reimburse JBMI for repairs of the East gate.

4. **Resident issues:** Two issues regarding 1737 and 1555.
5. **Parking:** The additional parking spaces ballot results were: 94 yes and 9 no votes. Work will start this week.
6. **Gate Repairs:** The west and east gate repair costs were less than \$1,000 each. A new needed screen for the West gate monitor, cost \$1,150.00.
7. **Phone/Internet Services:** Services has been changed from Century Link to Comcast at a savings of over \$100.00 per month. The office will purchase another used phone system. The cost is included in the budget. The current phone system was purchased used in the 1990s.
8. **Dog Poop:** This issue has increased especially at ramps 3 and 6. Pam will look into the cost for biodegradable dog bags.
9. **Deck Screw Replacement:** This project is currently approximately 1/3 completed
10. **Maintenance projects ~**
 - ❖ **In process:** 1) Planting plants at ramps 4, 6 and 7 garbage surrounds 2) Installing irrigation at ramp 7 garbage surround 3) Repair pagoda lights on walkway between ramps 6 and 7 4) Dig up irrigation lines at ramp 6 near pump station and 5) Gate maintenance
 - ❖ **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 bids
 - ✓ Repair and paint carport #6
 - ✓ Replaced damaged standoffs
 - ✓ Prune shrubs and trees
 - ✓ Blow and pick up leaves

- **Unfinished Business:**

1. **Update the Bylaws** - see #2 in committee reports
2. **Home Business Policy** – Tabled
3. **Row-A Meeting Report** – A good Row A meeting was held to obtain opinions and options. Need to collect a final opinion via the survey from Row A residents. A scope of work is also needed to collect bids and obtain permits. Another ballot would need to be sent to all Certificate Holders for final approval of the cost.

The goal is to approve a design option for Row A and adopt a timeline at the next BOD meeting. Many of the Certificate Holders on Row A do not want to pay for electrical upgrades. The costs could vary from \$900 - 3,500 per household. It was suggested to buy the current electrical infrastructure for \$1.00 to save enormous amounts of money. This will be a moorage decision and not a Row A decision.

Ivan Karmel made a motion to obtain a Row A, Option A and Option B cost options from Christenson and vote on the matter at the next BOD meeting. Sharon Rixen seconds the motion. Motion passes unanimously by vote.

4. Support for Stopping Lottery Row –

Berni Pilip made a motion to support: Saving West Hayden Island; Stop Lottery Row and the Community Review Organization committees. Barbara Nelson seconds the motion. Motion passes unanimously by vote.

5. Support for Saving West Hayden Island – A proposed draft plan will be presented 11/15/2012, 5:00 pm at 1120 SW 5th Avenue, 2nd floor.

• **New Business:**

1. Security Issues – see Manager's report

2. Water Damage Invoice from Leonard Myers –

Ivan Karmel made a motion to deny Mr. Myer's claim. Sharon Rixen seconds the motion. Motion passes by vote.

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

1. Architectural: No meeting took place. John Heald reported that the committee will continue with the moorage walk-through. There is one outstanding complaint. Honey Pot testing is on-going.

2. Columbia River Crossing: Rich Sorem reported that one meeting was held with Jill Gelineau and Rich Bailey from Schwabe, Williamson & Wyatt in June regarding partial talking of JBMI. It was agreed that a resolution (refer to a letter dated 10/16) is needed to amend the bylaws. Need to tell the membership what they need to vote on and then present the ballot.

A cover letter with a full explanation will be sent to all certificate holders plus a follow up phone call will occur for questions as needed. The explanation will address why the amendment is important to JBMI. Rich will send the 10/16/12 letter to all BODs. Some JBMI homeowners do not want JBMI representing them in the CRC buyout process.

A proposed resolution will be submitted at next month's board meeting. The goal is to vote and endorse a proposed resolution as well as, sending the proposal to the Certificate Holders and asking for their vote. A draft will be sent to BODs within the week. A special meeting is under consideration to address this issue.

Barbara Nelson provided an 8-page draft report. It is proposed that Tomahawk Island Drive will be cut off and build the local alternative bridge now. Project elements include: Permanently abandon the Hayden Island full build interchange with its three separate ramp structures on each side of I-5 and its depressed Tomahawk Island Drive underpass.

3. Complaint Procedure: Ivan Karmel reported that the committee is current in addressing all pending complaints except for the July Pekrul/Karmel complaint. Michelle Tworoger will initiate a meeting within the week.

Jerry Pekrul asked why his complaint had not been addressed. Mr. Pekrul believes Chuck Hindenburg, as an alternate, should not be involved in this discussion. He was also concerned that the 2 other alternates are not involved. Ginny believes that since incident occurred in an executive session, the BOD should decide on the outcome of the complaint.

A letter will be sent to Trish Jordan regarding the outcome and vote at the Special Meeting held 10/9.

4. **Finance:** The committee has reviewed the 2012 budget outcomes and is working on the 2013 budget. Mike Frost is working on the forecast of reserve funds. A group of 4 people will do the forecasting for Capital Improvement/Projects; Reserve Funds and the Operating Budget. Maia plans to attend the next finance committee meeting.
5. **Moorage Activities:** No report
6. **Security/Row Captains:** No report
7. **Parking Committee:** No meeting. Some believe the motorcycle issue needs to be addressed.
8. **Web Page:** Nothing has been posted on the JBMI.net website including BOB meeting minutes.
9. **WOO & HINooN:** Ron Schmidt provided written reports which are available at the office. A meeting with Mayor Sam Adams was held and pushing for no development of West Hayden Island. There is a huge health risk component involvement. The fight against "Lottery Row" has good intentions but still needs action from the legislature and Governor.

Updates: US Bank moving to part time operating hours. Trader Joes is considering coming to the island. There are security issues on the island and the NET (Neighborhood Emergency Team) should be reactivated.

JBMI needs a letter from the President to appoint a representative from JBMI to serve and attend HiNooN meetings. Chuck Hindenburg and Dave Robinson volunteered to serve on this committee.

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

Open Session: No new issues were presented.

Meeting Adjourned at 9:15

Respectively Submitted by Michelle Tworoger