

Jantzen Beach Moorage Board Meeting
Tuesday, December 18, 2012 @ 6:30pm
South Shore Club House
Hayden Island Mobile Home Park- Portland OR

Meeting Minutes

A. Open Meeting

Attendees: Maia Godet, Margaret Puckette, Ginny Sorem, Ivan Karmel, Barbara Nelson, Jerry Pekrul (conference call) and Sharon Rixen.

Not Present: Michelle Tworoger, John Heald and Berni Pilip

Members Present: 1627, 1639, 1809 and 1999.

B. Secretary's Report & Review Action Items

Sharon Rixen moved to accept the minutes as amended during the discussion. The following corrections were made; Under New Business, Moorage Manager Job Description was approved as written, Under Committee Reports, Ivan Karmel did not attend the West Island Development Plan Meeting, but sent in written testimony. Barbara Nelson seconds the motion. ***Vote to approve the minutes as amended, unanimous.***

C. Treasurer's Report

Ginny lead the discussion for the financial reports in the board package. A question was asked as to the necessity of reviewing the Check Register. Maia & Ginny explained that the report is needed to identify the detail of the monthly expenses. Reports reviewed included: Balance Sheet, Profit and Loss by Class, Check Register, P&L Budget to Actual – Gen Op Fund and the A/R Aging Summary.

Pam explained the failures and repairs that have been worked on this past month with the Security gates. Rick Pariseau was commended for his volunteer help with the gate repairs.

D. Manager's Report

- a) Pam announced new residents to the moorage over the past month.
- b) No theft or vandalism last month.
- c) The attorney has recommended the board file a judgment on an outstanding collection account. Sharon made a motion to go forward with filing the judgment. Ivan seconded the motion. ***The vote to file the judgment was unanimous.***
- d) Behavioral issues with resident of 1845 have been resolved at this time.
- e) Pam discussed the details of the gate system wiring replacement.
- f) Final details of the Ramp 6 Parking Lot Improvement were highlighted. This improvement added an additional 22 parking spaces and came in at \$11,905.00, which is less than the \$15,000 that was approved for the project. The lot will be seal coated in the Spring.
- g) The Ramp 7 storm drain repair has been started. Removal of old damaged drain pipe and tree roots has been completed and new pipes were installed. Final cost will be \$9,975.
- h) Heavy duty safety tape (no skid) has been applied at Ramp 7 and 4. Due to heavy rains a new method to adhere the tape needs to be developed so that the tape can be applied more securely to all ramps.
- i) The office has an opportunity to purchase recyclable doggie clean up bags at \$30 for 1000.
- j) Pam reviewed Maintenance projects in Process, Completed, Ongoing, and Upcoming.

E. Unfinished Business

1. Updating the Bylaws - Resolution

Rich Sorem and Maia gave a brief summary of the CRC committee's recommendation for Bylaw changes and to request the Board's endorsement to have a special membership meeting to inform the members of the benefits of this change in the event of the Columbia River Crossings I-5 Bridge project. The Bylaws changes are for preparing JBMI for addressing compensation after partial takings, they do not impact the legal process for

takings. Ivan made a motion to endorse the request for a special meeting. Sharon seconded The motion. An audience discussion followed. ***The vote was unanimous for Maia to sign JBMI Board of Directors Resolution and move forward with next step.*** A date for the meeting for the members were suggested for the 3rd week of January 2013. Date and location will be mailed out in January.

2. A memorial bench & plaque will be purchased for the riverbank near Ramp 7 in tribute to long time member Charles Jordan for his community contributions. Donations were made along with proceeds from the raffle at the JBMI BBQ this summer. It was suggested that 2 benches be purchased.
3. Member 1883 suggests that the moorage use DNA for pets in the moorage to determine which pet owners are not cleaning up after their pets.
4. Update on Row A Project
Grating that allows 50% light to the water may be required by Army Corp of Engineers. This will also be an issue in trying to widen the dock to 8 ft. Office Manager, Pam Pariseau & Rick Christiansen will plan to meet with the Army Corp of Engineers and discuss what upgrades they will allow.
5. Nominating Committee Update
Sharon Rixen explained that the Nominating Guidelines will be followed as written this year, as they have not been in recent years. Nominations from the floor will be finalized at the January Board meeting. Candidate statements and ballots will then be mailed per the established procedures.

F. New Business

1. Certificate Transfer for #1809
The current certificate holder wants to transfer the membership certificate to his daughter; however she has not met the tenant screening requirements. The home is a rental unit. Mr. Lund will sign an agreement of financial responsibility as a remedy for JBMI financial screening requirement. Ivan made a motion to accept a letter of financial responsibility from Mr. Lund. Sharon Rixen seconded the motion. ***Vote passes unanimously.***

G. Committee reports – all reports to be submitted in writing

1. Architectural – No activity to report
2. Columbia River Crossing – See Item 1 under Unfinished Business
3. Complaint procedure / Special Assessments Conflict Resolution –
No report
4. Finance – No activity to report
5. Security / Row Captains (Honey Pot Testing) – No report
6. Parking Committee - No report
7. Web Page Master - No report
8. HiNoon - No report

H. Open Session

None

I. Close of Meeting

Meeting adjourned at 8:20 pm

Respectfully submitted by: _____
Pam Pariseau