

**Jantzen Beach Moorage, Inc.**  
**Board of Directors Meeting**  
**January 17, 2017**

**Board Members Present: Officers:** Nikki Charlton, President, Kathy Holmquist Secretary, **Directors:** Graham Perkins, Jim Ryan, Mary Dehart, Mike Bowe

14 Members Present: 1999, 1911, 1767, 1973, 1783, 1661, 1975, 1859, 2039, 1741, 1719, 1927, 1635, 1893

**Minutes:** Jim Ryan moved to approve the December minutes. Second by Graham Perkins. Approved unanimously. Will attach a summary of the survey results.

The President expressed appreciation to Mary DeHart and Mike Bowe for their service as board members as this is the last meeting they will attend.

Change order of agenda to discuss:

**Proposal to increase number of directors from 5 to 6 prior to elections.** Bylaws show a minimum of 3 and not more than 7. 77 responses to survey, 82% of responses agreed to increasing the number of directors. Graham proposed that the board increase by one director prior to the election in February.

- Sharon her second year.
- Graham Perkins completing his first year.
- One year director position will be open.

Resolution: Increase the number of directors prior to the election from 5 to 6. Jim Ryan made a motion and Graham Perkins seconded. All directors agreed. Motion passed.

Board Member comments:

Jim Ryan – How neat it was to see the people in the moorage working together to help each other during the snow.

**Financial Report:** Year end is currently in draft form. 1% below budget even though utilities are above. Prepaid adjustments have not been made so there are still adjustments to be made. Final financials at the March meeting for final approval.

**Manager's Report:**

- No new members or tenants.
- No collection
- Theft and vandalism – 1 car vandalized
- Kayak stolen but recovered
- Gas siphoned from car during cold weather.
- No complaints or resident issues
- Portland Water bureau – drilling down to determine where the main water line on the island is. Updating of water lines will be put off another year, till at least 2018. Did a bad job of patching and will come back to fill in patches.
- Was able to negotiate for a reduction in the water and sewer bill for November from \$39,281.12 to \$21,290.31. This took extra effort on Pam's part and the board expressed appreciation for her diligence.
- Weather Issues: Used \$400 of ice melt during the bad weather. Replaced 9 ball valves that were frozen. Some damage to frozen pipes, residents were temporarily without water.
- Thanks to everyone working together there were no catastrophes in the moorage.
- Catching up on trash and downed branches.
- Need 6 ballot counters for the evening of February 16<sup>th</sup> to count and observe ballot counting.

**Infrastructure:**

Possible start date for A Row construction is Monday, January 31<sup>st</sup>.

- Reviewed storm related issues. Need to have a protocol for use during snow storms.

**Clubhouse/Community Center.** Looked at two possible boat houses that would need to be refurbished at \$30 - \$50 per square foot. Possible idea is to convert current office into a saleable home and move into slip that is for sale. Use the proceeds to purchase a new structure. There is an open slip that has been on the market for 8 years. This will need to be approved by the membership which could be done at the same time the bylaws are given to the members for approval.

**Mooring Committee:** See attached Mooring Committee Report.

**Nominations for 2017 Board and Officers:**

There will be three three-year director positions and one one-year position opens. Three receiving most votes will get the three-year term and the 4<sup>th</sup> will get the one year term.

**Officers:**

- President – Nikki Carlton
- Vice President: James Mayberry
- Secretary – Kathy Holmquist
- No treasurer candidates

**Directors:**

Tracy Chapman Roy  
Charlie Davis  
Bob Hines  
Joy Hoffacker  
Jodie Newell  
Rick Pariseau  
James Ryan  
Richard Slackman

**Bylaws:** Continuing discussions on the bylaws. Survey results help identify member support for changes.

**Department of State Lands Lease (DSL):** Concerns regarding the boundaries. Will meet with the members who have slips within the areas of concern. Need to identify our goals a community prior to contacting the State.

Jim Ryan made a motion to adjourn.

Respectfully submitted,

Kathy Holmquist, Secretary