

***Jantzen Beach Moorage, Inc
Board of Directors Meeting
February 16, 2015***

Board of Directors Present – Officers: Maia Godet, Carol Slegers, and Ginny Sorem

Directors: Mary DeHart, Barbara Nelson, Melinda Head, Sharon Rixen

Management: Pam Pariseau

Absent: Mike Bowe

Certificate Holders Present:

1719, 1741, 1805, 1859, 1907, 1927, 1951, 1973, 1983, 2023, 2035, 2039, 2047

Open the meeting

Maia called the meeting to order at 6:30 pm, invited board members and moorage manager to introduce themselves.

Secretary's Report

Sharon made a motion to accept the JBMI, January, 19, 2015 meeting minutes as written. Barbara seconded the motion. Vote passed unanimously.

Treasurer's Report

Profit and Loss by Class, Budget to Actual, Balance Sheet, Check Detail Report, A/R Aging Summary

Manager's Report

New Tenants:

Collections, Theft, Accidents, Vandalism:

Car riffled thru and remote key fob taken by ramp 3

Complaints:

Large boat hitting neighbor's deck

Resident Issues:

East Gate – several vehicles have hit the delineator post and a part had to be replaced. Request those parking at SE bank be particularly careful entering and exiting

Projects:

Office painted and will have new carpeting

Maintenance:

West Gate – timing off on mechanism due to someone hitting part of gate

Pressure washing – garbage surrounds

ANNUAL MEETING – Oxford Suites Tuesday, Feb 23, 6:30 PM

Residents asked to send photos (email attachment) to office for slide show at meeting

Comprehensive Plan 2035 – *important to note* – plan does not depend on developing West Hayden Island for jobs and economic development

Increase in bills

Water – rates have increased. Residents encouraged checking for leaks and being careful to conserve water.

Sewer – significant increase due to sewage charges that were undercharged in past

Stormwater runoff - New charges for storm water run-off based on individual homes. Previously only charged for impervious surface of parking lot. Being contested in conjunction with efforts of WOO.

Unfinished Business

Upcoming Election - ballots due this Thursday. Votes will be counted by Karla Davis, Cathy Robinson Ken and Sandy Dickens, Cheryl Grant

Amended Bylaws – certificate holders will receive copies of amended by-laws by mail, meeting with attorney to answer questions followed by online voting

1807 – Legal issues resolved

Fence damage – pursuing legal actions to recover costs from perpetrator

New Business

Floats in free water space – several new requests to place floats in free water space – found 24 current violations. Melinda moved to consider forming a committee, table issue, and wait until next meeting with new board

Committee Reports:

Architectural – meeting soon

Community Connections

Website: will need new webmaster end of May

Email directory: Researching social media possibilities, continuing to add new emails

New Residents Meet and Greet: March 22 – invitations will be mailed soon

Floating Homes 101: – class will cover setting up pump to use river water for plants

Picnic: recommendation to hold event in September when weather not so hot

Special Interest Events: Moonlight Kayak, Flotillas to picnic on a shore, Concerts. Send ideas to Carol of something you think will build community along with willingness to help.

Emergency Committee: focusing on outreach, meeting with Tomahawk Floating Homes next week.

Complaint/Conflict Resolution –No complaints have been turned over to committee by Manager

Finance – upcoming meeting when new board elected

HiNoon – primary focus on housing for homeless people. Group from Portland spoke about homelessness; neighborhoods providing a camp, tents, garbage pick up, toilet facilities. Working with Port of Portland. Steve Putman gave a report on the noxious odors.

Landscape – hoping to plant drought resistant trees – *call office to volunteer*

Ramp Captains – no report

Safety – need to have meeting annually to maintain Neighborhood Watch status

WOO – Storm water runoff main issue. *NOTE* **speeding boats:** > 5 mph speed limit is no longer the criteria for speeding. The new definition is “no wake.” Most effective enforcement comes from submitting pictures on high-powered cameras clearly showing boat register numbers

WEB report included in Community Connections report

Open Session

- Recommendation to limit Ramp 1 east bank parking spots to “compact cars only” due to numerous bangs against the post; another to eliminate those parking spots. Discussion ensued re: several possible solutions and limitations due to ordinances.
- Recommendation to host a kayaking event with glow sticks and necklaces.
- Further explanation of how HiNoon and city is addressing homelessness to help people, make homeless camps more organized.
- Questions and discussion about ways to address new charges for storm water runoff options
Waiting to hear back re manager’s inquiry about house by house discounts
- Question about financial reports and loans.
- Clarification re: decision previously made to follow/consider WOO’s legal pursuits.
- Addressing communal water usage and rate increase - research with another moorage tells us it would cost \$500 per house to get individual insulated meters. For now – request residents use river water to water plants with buckets and/or install pumps.

Maia Godet and Barbara Nelson were thanked for their years of service on the board.

Close of Meeting – Meeting adjourned at 7:50 pm

Respectively Submitted,

Carol Slegers, Secretary