

Jantzen Beach Moorage, Inc
Board of Directors Meeting
March 15, 2016

Board of Directors Present – Officers: Jim Ryan, Nikki Charlton, Carol Slegers

Directors: Mary DeHart, Graham Perkins, Melinda Head, Sharon Rixen

Management: Pam Pariseau **Absent:** Mike Bowe

Certificate Holders Present: 1533, 1657, 1741, 1859, 1923, 1951, 1995, 2023, 2039

Call to Order and Roll Call

Jim called the meeting to order at 6:33pm; invited board members/moorage manager to introduce themselves.

Approval of the Minutes

- Sharon moved to accept the 2/16/2016 JBMI Meeting Minutes as written. Melinda 2nd. Passed unanimously.
- Mary moved to accept the 2/25/016 JBMI Annual Meeting Minutes as written. Melinda 2nd. Passed unanimously.

President's Report

Expressed the honor and appreciate to serve as president. Stated goals for term: efficient, orderly, calm board meetings, engaging more members/renters, improve security and safety*, financial soundness, good neighborliness

*Fire safety – absence of water pressure noted after the fire at Sundance Marina. Want to look into what can we do to improve fire prevention measures.

Introduced two new committees:

Infrastructure – Revisit long-range planning goals. Individual home values relate to how well we handle infrastructure.

Governance – Review all documents; update with emphasis on fair treatment of all neighbors

Recognized Ginni Sorem's 5 years of service as Treasurer.

NOTICE Board invites those with appropriate skill set to offer service as new Treasurer

President's Monthly Kudos

Pam for recommending we look into accepting credit cards in payment for moorage fees

3 new volunteers to take NET (Neighborhood Emergency Training) making a total of 7 people trained in the moorage.

Director Comments

Appreciation to new board members, and those who worked towards obtaining new legal representation and updated by-laws. Recommendation that President have a vote. New team working on improving process for resolving conflicts.

April 5 date set for New Resident Meet and Greet

Sharon moved to accept resignation of Treasurer. Graham 2nd. Passed unanimously.

Treasurer's Report

Graham explained new approach for presenting financial statements/reports.

Graham moved to accept final 2015 financial statement. Mary 2nd. Discussion ensued. There will most likely be increased costs for bookkeeping. Report will be sent to all members. Motion passed unanimously

February 2016 Financial Statement: Profit and Loss by Class, Budget to Actual, Balance Sheet, Check Detail Report, A/R Aging Summary. Will be presented next month for approval.

Manager's Report

New members – 1687 New tenants – 1767, 1807, 1931

Theft and Vandalism:

Antennae broken off at east end gate – disabled remote fobs; antennae replaced

Dog food stolen off a resident's deck for the second time

3 cars broken into - windows broken and items stolen including key cards, promptly deleted from computer

Resident Issues: several requests to repair slope on A row; concerns for safety

Security Issues: Manager requests asking people wandering in parking lot which house number they are from. Call office or Manager's cell phone or police if there is anything suspicious. Don't leave gate cards or fobs in the car!

Crimes were committed in early hours. 2 men were seen wandering through the parking lot.

Securitas phone number to be sent out with April invoices.

Annual Meeting Feb 25 well attended – increase in attendance.

Mark Tommen @ 1805 is the new web page coordinator

Committee Reports:

Architecture –There are around 2 dozen variances between actual footprint and what is on the certificates.

WOO – Increased fees for storm water runoff of impervious surfaces: Formula to determine impervious areas (roofs/docks) to charge for storm water runoff is inaccurate. May be able to object for lower fees on that basis Still considering attorneys to help with this issue.

HiNoon – main issue addressed was the toxic odors coming from processing plants. A number of speakers articulated the more technical aspects of nuisance odors and what are the politics and talking points for protests. Violations include improper sampling of incoming fuel and improper fuel to burn the fuel, inadequate record keeping, too low of flash point, not a completely closed system for burning (as required), no emissions tests. Attempts being made to keep company from getting permit renewed. Public meetings are required, so attending and registering complaints at public meetings is one of the best ways to make an impact.

30' wide bike path being proposed for Hayden Island.

Low water pressure for fighting fires was on the agenda but not discussed. President will follow up.

Also addressed deep water on the dip in the road during heavy rains.

Unfinished Business

- WOO Storm Water Fees Update – Our impervious water surface (roofs) are being calculated at 240,000 square feet. Monthly fee nearly \$3000. Charges are comparable to mobile home park. If WOO takes this to court JBMI would take on the majority of the attorney fees – calculated by # of houses.
- Budget for bookkeeping services – discussion about directors having discretion on spending so that not every additional expense requires authorization from the board. Sharon moved to table discussion about increased bookkeeping services. Melinda seconded. Passed unanimously
- Third party mediation – Mary moved to enter into process to settle litigation; Sharon 2nd. Passed unanimously.

New Business

Infrastructure on A Row - 3 vendors contacted to provide bids to repair walkways (includes company that initially built the walkways) Jim would like for an engineer to look at this and several other issues prior to engaging contractor (including the erosion on the bank).

Member Comments

Discussed ideas surrounding the use of credit cards

Recommendation to look at banks eroding as an emergency by city of Portland – may get permission more quickly
Manager reiterated what temporary actions have been done to address tilting A Row. A permanent fix is very expensive, likely considered an “improvement” requiring vote of membership, unlike “maintenance” which does not.

Water usage shared among members read from one meter. Looking into costs for individual metering. Concerns around our collective need to drip water for the sake of the whole moorage. Board president looking into this.

Sharon moved to go into executive session, Melinda 2nd. Passed unanimously.

President Acknowledged Return of the Board to Open Session
Statement of Executive Session Minutes

Vote to Adjourn

Respectively Submitted,

Carol Slegers, Secretary