

Jantzen Beach Moorage, Inc.
Board of Directors Meeting
December 16, 2014

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

Directors: Melinda Head, Barbara Nelson, Margaret Puckette and Sharon Rixen

Management: Pam Pariseau

Absent: Mary DeHart, Director

Certificate Holders Present: 1627, 1785, 1999, 2039, and 2047.

Open the meeting

Maia Godet called the meeting to order at 6:30 pm and introduced Board Members and the Moorage Manager.

Secretary's Report

Secretary's position still needs to be filled for remainder of term.

Sharon Rixen made a motion to accept the JBMI November 18, 2014 meeting minutes as written.

Melinda Head seconds the motion. Vote passes unanimously.

Treasurer's Report

1. Profit and Loss by Class
2. P&L Budget to Actual
3. Balance Sheet
4. Check Detail Report
5. A/R Aging Summary-to be sent to Board by email (not in packet)

Question was asked on how budget was doing and Ginny Sorem, Treasurer, reported that we are over budget for the year. Moorage Manager stated this was due to replacing all electrical panels and controls in the sewer pump station and the sewage pipe repair at top of Ramp 5. Treasurer reminded Members that the monthly dues will be increased by \$25.00 per month beginning January 2015. The increase is to cover the rising utility costs, especially water prices. A member commented that residents need only run one faucet with a pencil stream of water, not all inside faucets. Moorage Manager asked that Residents turn off outside hoses and to use faucets inside their home. Some residents forget to turn outside hoses off when temperature is above freezing and continue to let water run in river. Margaret Puckette is preparing a flyer to go out with January invoices regarding increasing water bills.

Manager's Report

New Tenants: 1631 and 2043

Collections: None

Theft and Vandalism: Member reported ½ tank of gas was siphoned from his 1996 Dodge truck.

Resident Issues: Only one complaint, with words exchanged between members, has been resolved.

A Row: Work has been completed to level decking and City of Portland has re-inspected and dismissed the violation and JBMI is now in compliance. All fines have been dismissed.

Walkway Pagoda Lights: Four lights had to be replaced at Ramp 7 due to corrosion at a cost of \$740.00. The corrosion is caused by **residents allowing their dogs to urinate on the lights**. The Moorage Manager requests that residents not let their dog urinate on lights and if they do, to rinse off the lights with river water using the watering can that is provided at each ramp. Director, Melinda Head requested letter to go out to M/Walk residents regarding this issue.

Ramp 6 Pine Tree Removal: Tree is leaning and has become a concern with residents. Two bids have been received and a third is being obtained to remove the tree.

Christmas Ships: There were no issues with parking. Members have done a good job encouraging their guests to park in the mall lot.

Unfinished Business: Moorage Attorney is still working to solve this resident issue at 1683.

Rules and Regulation Update: Attorney has reviewed the draft and made a few suggestions. Corrections are being made and the draft will be sent out to the Board for review before mailing to Members.

Committee Reports: All reports are to be submitted in writing

Architectural – No report. No architectural requests have been turned in recently. Committee did not meet this month.

Finance –No report.

Landscape – In February they will be planting willow stakes on the bank line. Have 7 – 8 volunteers so far.

Ramp Captains – New list of Ramp Captains with contact information was emailed to the board and is now posted on the JBMI website for residents.

Safety Committee: Gene Newell reported that the committee met and will have a meeting on again January 14th with the North Precinct co-ordinator in charge of the Neighborhood Watch program to help JBMI set up the program. The Police Department will provide JBMI Neighborhood Watch signs to post on our fence. The Moorage Manager will purchase five safety vests and flashlights for volunteers.

Trimet and C/Tran buses are causing traffic hazards on Center Avenue. Pedestrians are running across the street in between buses to businesses on east side of street. Members and Directors volunteered to contact TV news stations, Commissioner, Amanda Fritz and State Representative, Tina Kotek to get assistance in getting Trimet to change the location of the bus stop on Center Avenue and to install a pedestrian crosswalk.

HiNoon – The Audubon Society of Portland will be sending out surveys to all Hayden Island residents regarding the cat overpopulation. They will offer spay/neuter specials for local and feral cats and help to find homes for socialized feral cats.

Crime is up on the island. Everyone is encouraged to report suspicious activity to the police to get more patrols.

HiNoon is looking into secondary access to the island. Also they are working on an emergency plan for Hayden Island.

Web Page Master –No report. Contact Monika Johnson if you have additions for web page.

Close of Meeting – Meeting adjourned at 7:15 pm.

Respectively Submitted, Pam Pariseau, Acting Secretary