

*Jantzen Beach Moorage, Inc.
Board of Directors (BOD) Meeting
Summary Minutes from
February 18, 2014*

Board of Directors (BOD) Present - Officers: Maia Godet and Ginny Girotti-Sorem
Directors: John Heald, Ivan Karmel, Barbara Nelson, Berni Pilip; and Sharon Rixen
Absent: Margaret Puckette
Management: Pam Pariseau
Certificate Holders Present: 1767, 1627, 1999 and 2047

A. Open the meeting

Maia Godet called the meeting to order at 6:29 pm and introduced all Board Members and the Office Manager.

B. Secretary's Report

Sharon Rixen made a motion to accept the JBMI January 21, 2014 meeting minutes as written. John Heald seconds the motion. Vote passes unanimously.

C. Treasurer's Report

- ⌚ Profit and Loss by Class - Maia inquired about the Pump Station costs (\$1,905.99). Pam explained that this cost resulted because the floats needed to be repaired. Ginny Girotti-Sorem inquired about the costs for the Water bill (\$7,402.72). This bill covers 34 days.
- ⌚ P&L Budget to Actual – No concerns or questions were received from the BODs.
- ⌚ Balance Sheet – No concerns or questions were received from the BODs.
- ⌚ Check Detail Report – No concerns or questions were received from the BODs.
- ⌚ A/R Aging Summary – No concerns or questions were received from the BODs.

D. Manager's Report

➤ Occupancy:

3 New Tenants: 1623, 1643 and 1907

1 New Member: 1669 – Michael and Debra Slater

➤ Collections:

None

➤ Thefts and Vandalism:

A white sticky substance was poured on the windshield of a car in the carport.

➤ Resident Issues:

One at 1683 – See Unfinished Business

➤ TriMet:

Unable to hold a meeting with TriMet, the Columbia Crossings Manager and Mall Manager due to the weather conditions to discuss the bus traffic on Jantzen Avenue.

➤ Cold Weather Issues:

The moorage had 5 broken valves and numerous sewer & water line breaks but overall JBMI was very lucky compared to other moorages in the area according to Pam.

➤ Pump Station:

New stainless steel discharge pipes and a top valve assembly with 3 new ball valves have been installed. A new control panel has been ordered.

➤ Annual Meeting:

As a reminder, this meeting will be held on February 25 at the Oxford Suites to summarize 2013 accomplishments and to introduce the new 2014 JBMI BOD members.

➤ 2014 Election Ballots:

78 ballots have been received at the time of this meeting.

➤ Water Line Ramp 6:

The new brass valve installed by the Water Bureau, broke during the cold weather. It was replaced with a cap. A new water line with a hose bib for resident's use will be installed in the spring.

➤ Maintenance Projects In Process:

- ✓ Repair broken water and sewer lines
- ✓ Clean up debris from last wind storm
- ✓ Correcting chain-ups
- ✓ Screw replacement

- ✓ Leaf blowing of carports and parking lot
- ✓ Ball valve replacements
- ✓ Repair pagoda lights and replace lights that have corrosion and not working

➤ Completed Projects in 2014:

- ✓ Painted newspaper boxes and placed near mailboxes for Oregonian to deliver papers

- ✓ Power washed garbage surrounds

➤ Maintenance – Ongoing Projects:

- ✓ Parking lot clean-up
- ✓ Sewer/Water readings
- ✓ Gate repair (pedestrian and vehicle)
- ✓

- ✓ Irrigation system repairs
- ✓ Installing standoffs

➤ Maintenance – Upcoming Projects:

- ✓ Repair piling hoops
- ✓ Repair & paint electrical pedestals on walkways
- ✓

- ✓ Replace transition plate at Ramp One

🕒 One member had concerns regarding the operation of the East gate which is not working correctly & the fact that Row A is not level and could be a trip hazard. It was suggested to apply caution tape for safety purposes.

⌚ Pam reported there is a large log on the East side of the Row A homes. Additional help will be solicited to remove the log at this location.

⌚ Berni Pilip made a motion to pay Rick (the security guard) \$100 as hazard pay due to the fact that he had to hire a taxi to get to JBMI as the buses were not running and he was unable to go home for 3 days because of the poor road conditions due to ice and snow. John Heald seconds the motion. Vote passes unanimously.

⌚ It was suggested to add additional security signage with the moorage.

✓

✓ **E. Unfinished Business:**

➤ 1683 Tenant Issue: There are concerns that this tenant did not pass the JBMI tenant screening. The homeowner has given the tenant a 30 day notice to vacant the property but the tenant is protesting this action. This matter is a landlord – tenant and does not involve JBMI.

✓

✓ **F. New Business:**

➤ Pump station repairs – Ivan Karmel made a motion to accept the bid proposal of \$18,910.00 as submitted via e-mail. Sharon seconds the motion. Vote passes unanimously.

✓

✓ **G. Committee Reports: All reports to be submitted in writing**

➤ Architectural – Thirteen (13) homeowner follow up letters will be sent to those who do not comply with the JBMI architectural standards.

➤ Conflict Resolution – No meeting held

➤ Finance – No report

➤ Ramp Captains – No report

➤ Web Page Master – No report

➤ HiNoon – Berni provided a verbal summary of the last meeting:

⌚ She proposed that a notice be included with the next billing statement that simply says: If you (members of JBMI) would like to receive the HiNoon newsletter to contact her directly through the office.

⌚ It's against the law to have an unattended fishing line in the water.

⌚ A public path will be added to the West end of Hayden Island beyond the Railroad Bridge.

✓

✓ **H. Open Session - None**

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✓ **I. Close of Meeting** – Meeting adjourned at 7:28 pm

✓

✓ Respectively Submitted,

✓ Michelle Tworoger