

***Jantzen Beach Moorage, Inc
Board of Directors Meeting
January 19, 2016 - Draft***

Board of Directors Present – Officers: Maia Godet, Carol Slegers, and Ginny Sorem
Directors: Mary DeHart, Barbara Nelson, Melinda Head, Mike Bowe and Sharon Rixen
Management: Pam Pariseau

Certificate Holders Present:

1627, 1785, 1805, 1807, 1853, 1859, 1907, 1927, 1999, 2023 & 2039

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 October 15, 2015 meeting minutes with the following changes. Add vote passed unanimously not to move meter. Melinda 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
Over budget \$7530 due to increase in utility bills: water, sewer & stormwater charges.

Manager's Report

New Members: 1837 & 1849

New Tenants: 1983 & 2019

Collections, Theft, Accidents, Vandalism: none

Complaints

A Row tilting on south side due to currents and winds. Whalers are outdated (wooden structures holding docks together) All other rows have a different structure. Pam's getting bids to replace these

Projects and Issues and Maintenance

- EPA Odor monitor removed from 1999
- Sinking boat on C row – pumped out
- House came loose on Q row – Sharon and management to rescue
- Freezing pipes – owners STILL turning on outside faucets resulting in icy conditions and unnecessary water bills. Please only run indoor faucets.

Unfinished Business

- 1831 Gas Meter – Moorage will make an effort to help her or anyone else if there is a problem getting large objects into the house.
- Unauthorized tenant in 1807 has moved out; new tenant is applying to be approved as a tenant.
- WOO Stormwater Adhoc Committee – vetting attorneys to determine next steps. Issue affects all marinas and moorages and will represent all stakeholders

New Business

Nominations:

All officers (one year terms) and one directorship (3 yr term) are up for election in 2016

Nominating Committee introduced candidates:

- President – Jim Ryan(1719)
- Vice President – Nikki Charlton (1805)
- Vice President- Rosalind McCallard(1529)
- Treasurer – Ginny Sorem(1627)
- Secretary – Carol Slegers(2023)
- Director – Graham Perkins(1907)

Candidate Statements due Monday, January 25, by 5:00 pm

Ballots will be mailed out Friday, January 29. Due in office on February 18, by 5:00 pm

There were no nominations from the floor.

Candidates introduced themselves and spoke briefly about their interest in running

Discussion regarding petition for Direct TV to provide service to moorage. They refuse due to HD reception not being reliable on floating homes.

Committee Reports

Architectural – no meeting. What happens when people can't keep up their responsibilities?

Committee will look into offering help for clean up and repairs from folks who can and want to assist.

Community Connections – Next Meet and Greet in March. Open to all who have moved in within previous year. Two more residents have offered to host future events.

Emergency Committee – JBMI's committee is a subset of the Island NET (team) working within that organizational structure

Complaint/Conflict resolution – Row A dock tilted - manager is taking care of deterioration of infrastructure which is different from all other rows.

Finance – working on the storm water fees issue – possibility to secure a class action so we don't have to pay the new \$2400 monthly fees

HiNoon – dealt with issue of storm water fees; also noxious odors which isn't as bad as it used to be (summer will be bad again, likely) sent lawyer letter, still pressing ahead to call attention, get action.

Landscape – request volunteers to plant more willows end of February. Many survived last year's planning

Ramp Captains – Sharon continuing to walk the moorage checking for water leaks

Safety – someone leaving pedestrian gate open

WOO – Jan Zweerts, JBMI representative, will post a report monthly on JBMI website and is available for more information by email Next meeting. Feb 9.

NOTE: JBMI Annual Meeting – Oxford Suites Tuesday, February 23, @ 6:30pm

Open Session

Discussion about how surplus is reported. Need to bring forth how postponing special projects affects surplus.

Concern that the EPA monitor was removed too soon – worst time is summer

Urging moorage management to be more thorough on screening tenants – maybe new company/process

Close of Meeting – Meeting adjourned at 8:01 pm

Respectively Submitted,

Carol Slegers, Secretary