

*Jantzen Beach Moorage, Inc.
Board of Directors (BOD) Meeting
Summary Minutes from
June 17, 2014*

Board of Directors (BOD) Present - Officers: Maia Godet, Melinda Head and Ginny Girotti-Sorem
Directors: Mary DeHart, John Heald and Barbara Nelson
Absent: Margaret Puckette and Sharon Rixen
Management: Pam Pariseau
Certificate Holders Present: 1753, 1951, 1999 and 2047

A. Open the meeting

Maia Godet called the meeting to order at 6:30 pm and made the appropriate introductions. A quorum was present.

B. Secretary's Report

John Heald made a motion to accept the JBMI May 20, 2014 meeting minutes as written. Barbara Nelson seconds the motion. Vote passes unanimously.

C. Treasurer's Report

- ⌚ Profit and Loss by Class – There were no concerns or questions from the BODs
- ⌚ P&L Budget to Actual – There were no concerns or questions from the BODs. The Net Operating Income is \$29,750.93 under budget.
- ⌚ Balance Sheet – There were no concerns or questions from the BODs.
- ⌚ Check Detail Report & Check Register & Expenses by Vendor – There was some concern about the \$3,288 expense to repair the Sewer Line leak. This leak/break was at the top of ramp 5.
- ⌚ A/R Aging Summary – These accounts were reviewed through June 12.

D. Manager's Report

➤ Occupancy:

2 New Tenants: 1659 and 1687

1 New Member: 1843; this house will become a rental; non-owner occupied.

➤ Collections:

None

➤ Thefts and Vandalism:

- ⌚ Three boats were stolen from 2049. They were able to recover all three except one motor was missing.

➤ Resident Issues: One at 1683 – See Unfinished Business

➤ Irrigation Repairs: Repairs have been completed. Now there is water for all the planted areas.

➤ Carport Repairs: The concrete base that was hit by a truck between carports 68 & 69 has been replaced. Thank you to Bill Belanger for advising Rob on the repair; costs came to \$90.

➤ Loaner Life Vest Program: Several residents have borrowed vests and returned them promptly for their guests.

➤ Screw Replacement Project: This project is over 95% complete. M/walk West is partially complete.

- Web page Updated: Monika Johnson has done a great job updating **jbmi.net**. She is seeking new photos for the website gallery.
- Maintenance Projects In Process:
 - ✓ Correcting chain-ups
 - ✓ Screw replacement
 - ✓ Leaf blowing of carports and parking lot
 - ✓ Replace worn deck boards on all ramps
 - ✓ Power wash walkways
 - ✓ Cut back blackberry bushes on bank line.
 - ✓ 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
 - ✓ Locate broken sewer line at Ramp 5
 - ✓ Repair damaged concrete between carports 68 & 69.
 - ✓ Power washed garbage surrounds
 - ✓ Sanded & re-stained bench at Ramp 7
 - ✓ Replaced ball valves and sewer pipes damaged by freezing weather
 - ✓ Repaired damaged realtor sign board outside West Gate
- Maintenance – Ongoing Projects (no changes from last month):
 - ✓ 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 1
 - ✓ Replace numbering on address posts on ramps at each row.
- ✓ **E. Unfinished Business:**
 - 1683 Tenant Issue: The letter from the tenant; sent to her legal counsel was reviewed regarding several assessment costs.
 - Rules and Regulations Update: A committee meeting with 8 people will be held on June 24 to review the old Rules and Regulations and try to resolve some pending issues within a timely manner.
- ✓ **F. New Business:**
 - Permits have been obtained to replace 3 pilings in JBMI. 2 on Row A and 1 at the head walk at Row C. 1 piling on Row A has buckled and failed. An Emergency Variance has been submitted to the US Army Corps of Engineers to replace all these pilings as soon as possible and preferably before July 31. The impacted homes will be relocated temporarily until the new steel pilings have completely installed.

- Install a Play Structure between ramps 6 & 7. This play structure is no longer available. There were considerable concerns regarding the liability insurance costs.

✓

✓

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

➤ Architectural – Written Report Provided

- ⌚ Working with 2 slips to get issues resolved from the 2012 walk-through;
- ⌚ 6 third and final notices have been sent from the 2013 walk-through. Fines will start July 1;
- ⌚ A 2014 walk-through is scheduled for July;
- ⌚ Received 2 written complaints regarding the new deck at 2039;
- ⌚ Received a written complaint regarding the boat at 1983 banging against 1991's deck. A letter will be sent to address this issue.

➤ Conflict Resolution – No complaints

➤ Finance – A meeting will be held in early August to review the 2015 budget.

➤ Landscape – No report

➤ Ramp Captains – Honey Pot testing will begin in the fall of 2014.

➤ Web Page Master – No report

➤ HiNoon – Nobody from JBMI attended this meeting.

✓

✓ **H. Open Session –**

✓ Melinda Head has concerns that the 5 mph signs are laying down in the water, not seen by boaters and have moved considerably. She suggested building a **larger sign** and have it anchored more securely.

✓

✓ Meeting adjourned – went into Executive session 7:23

✓

✓ **I. Close of Meeting** – Meeting adjourned at 7:47 pm

✓

✓ Respectively Submitted, Michelle Tworoger