

*Jantzen Beach Moorage, Inc.  
Board of Directors (BOD) Meeting  
Summary Minutes from  
July 15, 2014*

**Board of Directors (BOD) Present - Officers:** Maia Godet, Melinda Head and Ginny Girotti-Sorem  
**Directors:** Mary DeHart, John Heald, Barbara Nelson, Margaret Puckette and Sharon Rixen

**Absent:** No one   **Management:** Pam Pariseau

**Certificate Holders Present:** 1613, 1627, 1641, 1685, 1753, 1859, 1975, 1999, 2039 and 2047.

**A. Open the meeting**

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

**B. Secretary's Report**

John Heald made a motion to accept the JBMI June 17, 2014 meeting minutes as written. Mary DeHart 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 reflects (\$25,873) under budget so far for the year 2014.
- ⌚ Balance Sheet – There were no concerns or questions from the BODs.
- ⌚ Check Detail Report & Check Register & Expenses by Vendor There were no concerns or questions from the BODs.
- ⌚ A/R Aging Summary – Several Members prepaid their monthly dues.

**D. Manager's Report**

➤ Occupancy:

2 New Tenants: 1615 and 1843

1 New Member: 1971

➤ Collections: None

➤ Thefts and Vandalism:

- ⌚ On June 29, someone pulled off the Gate card reader at the East pedestrian Gate which broke the wires at the slicing point in the post. The keypad was found by a resident and turned into the office. Pam received a quote of \$582 to repair the card reader but the vendor was unable to complete the repairs because they could not retrieve the existing wiring. The gate card reader keypad had to be re-wired at an additional expense.

➤ Resident Issues: A complaint log was submitted to all BODs.

1. 1683 – D & O insurance to handle the claim and set a court date.
2. 1555 – Dog not on a leash and feeding geese. Certificate Holder is asking for reconsideration. See Committee reports.

3. 2039 – Deck is blocking ingress and egress of neighbors and the deck is not considered a “boat”. Complaints have been filed. See new business.
4. 1983 – Unattended barking dog.
5. 1801 – Complaints regarding aggressive behavior and loud music.
6. Several M/Walk residents have more than 2 pets and are in violation of the Rules and Regulations of JBMI.

- TriMet: TriMet will try another bus route on Hayden Island late in 2014. They will consider paying road expenses. JBMI agreed to purchase 25 mph signs and Columbia Crossings will install them.
- Screw Replacement Project: This project is on hold until the power washing of all walkways is completed. The power washing is about half way done.
- Piling Replacement Project: See unfinished business.
- Annual City of Portland Fire Inspection: On July 3, the Harbor Master conducted a fire prevention inspection. He found no violations at JBMI and was very pleased. He noted three issues which need to be addressed:
  1. There shall be No open fire pits within 25 feet of a structure. All chimeraas must not be within 15 feet of a structure and must have a screen. All fire pits must have a concrete board placed underneath.
  2. No gas cans are to be stored on resident walkways. These cans must be stored out of sight and he discouraged re-fueling in the moorage.
  3. One side of each home must have a cleared 2 foot walkway.

The moorage needs to put JBMI signage at the end of Row A and M Walk West for boaters in distress and in case of emergency.

➤ Maintenance Projects In Process:

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| <ul style="list-style-type: none"> <li>✓ Correcting chain-ups</li> <li>✓ Screw replacement – 90% completed</li> <li>✓ Replace worn deck boards on all ramps</li> <li>✓ Power wash walkways, started at the West end of M/walk, working East, started June 9</li> </ul> | <ul style="list-style-type: none"> <li>✓ Bus back blackberry bushes on river bank line</li> <li>✓ Leaf blowing of carports and parking lot</li> <li>✓ Repair pagoda lights and replace lights that have corrosion and not working</li> </ul> |
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➤ Completed Projects in 2014:

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| <ul style="list-style-type: none"> <li>✓ Painted newspaper boxes and placed near mailboxes for Oregonian to deliver papers</li> <li>✓ Power washed garbage surrounds</li> </ul> | <ul style="list-style-type: none"> <li>✓ Sanded &amp; re-stained bench at Ramp 7</li> <li>✓ Locate broken sewer line at Ramp 5</li> </ul> |
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- ✓ Repaired damaged concrete between carports 68 and 69
- ✓ Replaced ball valves and sewer pipes damaged by freezing weather

- ✓ Painted no parking lines at north PED gates
- ✓ 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 (no changes from last month):

- ✓ 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:**

1. 1683 Tenant Issue – The attorney plans to apply for a court date.
2. Rules and Regulations Update – Melinda Head reported that this committee has met. The directors were sent a draft of the new proposed language changes for the Rules and Regulations for review purposes. All BODs were asked to review this draft document in preparation to discuss at next month’s BOD Meeting. Maia suggested that legal counsel review this document, as well.
3. Row A Piling Project – Costs have been obtained from Steelhead Marine & Mark Marine Service. A new 16 inch single steel piling will replace all wooden pilings on Row A. Each piling will be capped as well. Utility costs have also been obtained from the Service Electric Northwest, Northwest Natural gas, Comcast and Century Link. This project must be completed or considerably underway by July 31 according to the U.S. Corp Army of Engineer’s permit. The project is scheduled to start 7/28. Impacted residents will stay at the Oxford Suites for 4 nights while their homes are disconnected from all utilities and relocated temporarily.

✓ **F. New Business:**

1. Definition of a “Boat” at 2039 – An opinion was obtained from legal counsel regarding this issue which stated: “It seems clear the primary use of the [deck] is not for transport on the water.” This issue is also governed by Title 28 ORS 28.02.020 F which addresses the intended primary use as a means of transport on the water for the transport of passengers or cargo or to engage in commerce. In addition, JBMI has the legal authority to create and enforce its own legal rules. The boat/deck also extends beyond the footprint which is not allowed. The Maia will seek additional legal guidance and clarification.
2. Pet Policy Violations – Some residents have more than 2 pets. They will be asked to adhere to the pet policy at JBMI.
3. 1555 Complaint – See committee reports

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

- Architectural – No report

- Conflict Resolution – The committee decided not to waive the assessment of \$50 because it's been a long outstanding issue (dog not kept on a leash).
- Finance – The committee will meet next month to discuss the 2015 budget.
- Landscape – This committee plans to meet in late Fall. It is planned to plant native willow seedlings to slow the erosion of the river bank. Mature Willow trees are very attractive to Beavers but will use stakes and wire fencing around the trunk of each tree as they mature.
- Ramp Captains – Honey Pot testing will start in the Fall and begin with follow-up of homes that had issues last year.
- Web Page Master – The web site is looking very attractive.
- HiNoon – A copy of this report can be obtained from the office. The written report addressed the following issues:
  - ⌚ Representatives from Portland Parks and Recreation advisory committee will address the Portland International Raceway Plan for the next 10 years. This will be a good neighbor agreement.
  - ⌚ Community Outreach:
    - ❖ August Island Clean-Up is looking for volunteers
    - ❖ New Dentist on Hayden Island (by Starbucks)
    - ❖ A car/bike show is scheduled at Norma's kitchen
  - ⌚ The Hayden Island Plan is still in the process by developing an updated Comprehensive Plan.
  - ⌚ Portland State University plans to have students from the Community Health class work on a project for Hayden Island to address the lack of crosswalks.
- ✓ **H. Open Session** –
  - It was suggested to recover the buoy down by the railroad bridge and relocate it within JBMI and building large platform to gain more 5 mph, No-Wake exposure.
  - Members were asked to work together towards not limiting egress and keep their homes looking tidy on the exterior.
  - It was suggested to paint a fire lane at the compact parking lot at Ramp 6. There is no stripe at the top of Ramp 2. Pam stated that she will have the area striped and stenciled "No Parking" at the top of the ramp.
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  - ✓ **I. Close of Meeting** – Meeting adjourned at 7:55 pm
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  - ✓ Respectively Submitted, Michelle Tworoger