

JBMI BEACH MOORAGE, INC. 2017 Candidate Statement

Candidate Name: _Nikki Charlton_____

Certificate Number: _1805-L_____

Position of Interest: _1 year Director_____

1. What do you see your duty as a Director or Officer? A Director has a fiduciary duty first and foremost to the members of JBMI and must be familiar with the workings of our budget of JBMI, be very familiar with our Bylaws, Rules and Regulations and CC&R's. A Director is responsible for carrying out the duties charged in the governing documents in the best interest of all members to insure property values are maintained and improved and the moorage is a safe place in all manners. The Directors must do more than just attend a monthly meeting of the Board; A Director has a duty to communicate in a transparent manner with members, the manager and the President and offer, not only his/her concerns & ideas for improvements, but also those of the members. He/She must be actively involved in the workings of JBMI including working directly with JBMI committees and staying in close communication with city & state government issues that pertain to our moorage as these areas have a great impact on us. He/She should be aware and ready to contribute or work with WOOO and HINoon as well.

2. What experience and qualifications can you bring to this position? _ I was elected as Vice President in 2016. Six months later I stepped into the role of President due to a resignation and have performed that role since being re-elected last year. My background as a Reg. Nurse Manager and lawyer (retired now) give me insight and understanding of our governing documents, the role of supervising the manager and working with our finances. This, along with being a long time floating home owner, (since 1992) helps me understand and participate in JBMI decision making processes.

3. How have you been involved and what have you contributed to JBMI? _ I have been VP, & President. I have participated in numerous Committees since 2016. I assisted with the settlement of a lawsuit during my first year of service working directly in the mediation and settlement process. As President this past year, my goals were for better communication with members and I oversaw the installation of the use of emails for the office & members; We performed surveys to get member feed back. I wanted clarity regarding our clear water use and this administration set up and established Mooring Rights and Rules. The Board has been working for years on updating the Bylaw & I believe we actually will be able to present an excellent revision, if the Board approves them, by the Annual Meeting for members to consider a vote. This moorage has never had a complete, professional Reserve Study done and we now have had both our structures on land as well as water evaluated for soundness, as well as future repair/replacement needs and soon, our Accounting firm will provide us with a report so we can determine more accurately than ever what type of funds need to be in our accounts for replacement and repairs in the future so a surprise large assessment should not happen to us. I worked with State officials to rectify the DSL lease so that now none of our homes are outside the DSL boundary. I have also been active with the air pollution issue we have as well as opposing the Storm water Run off fees imposed by the city.

4. How long have you lived in the moorage? _ I have lived in this moorage 2 ½ years.

5. Comments: _ While begin President is not an easy job, I have appreciated the opportunity to work on behalf of my community. I've learned a lot, met many new people who became friends and have a sense of accomplishment in the changes we have made. At the same time, I encountered people who were dead set against change and were not happy with some of the programs we instituted this year. I learned from them too and I know I can only be liked by everyone if I don't voice my opinions. I am of the belief that when we stop changing, we stop progressing. Some people prefer "the way it used to be". If you prefer that view, don't vote for me! If you want to see more improvement in Security, Changes in the Complaint Process, better plans for our financial well-being, among other things, I would appreciate your vote.

Please return this form to: Jantzen Beach Moorage Inc. 1881 N Jantzen Ave., Portland OR 97217 no later than Monday, January 23, 2017, 5:00 pm. Thank You