

*Jantzen Beach Moorage, Inc.*  
*Board of Directors Meeting*  
*November 18, 2014*

**Board of Directors (BOD) Present - Officers:** Maia Godet, Ginny Girotti-Sorem

**Directors:** Mary DeHart, Melinda Head, Barbara Nelson, Margaret Puckette and Sharon Rixen

**Management:** Pam Pariseau

**Certificate Holders Present:** 1627, 1679, 1853, 1999, 2015, 2039, and 2047.

**Open the meeting**

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

**Secretary's Report**

The Secretary position is still vacant. Board is looking for a volunteer for remainder of the term.

Sharon Rixen made a motion to accept the JBMI October 21, 2014 meeting minutes as written.

Margaret Puckette seconds the motion. Vote passes unanimously.

**Treasurer's Report**

- |                             |                        |
|-----------------------------|------------------------|
| 1. Profit and Loss by Class | 4. Check Detail Report |
| 2. P&L Budget to Actual     | 5. A/R Aging Summary   |
| 3. Balance Sheet            |                        |

There were no concerns or questions from the BODs.

**Manager's Report**

New Tenant: 1691 and New Member: 1817

**Collections:** None

**Theft and Vandalism:** None

**Resident Issues:** A Row Member filed complaint with City of Portland for trip hazards and width of A Row.

Work will start week of November 24 to install steel brackets under decking on walkway to level. City will re-inspect in December when work is complete. M/Walk West Member filed several complaints regarding noise, other member trespassing on his property and debris from neighbor's bird feeder on his deck.

**Water Bureau:** Kent Craford, 2015 spoke to Board regarding increasing water costs and JBMI issues. He will write up a report that will be sent out with December Invoices.

**PGE:** Nancy Betts from Green Source Program came to ask permission to meet with residents regarding their bills and fuel options for energy sustainability. A sign-up sheet will be available in the office and she will meet with residents there rather than going door to door. More information will be sent out with invoices and posted on JBMI bulletin boards.

**Christmas Ships:** Will be sailing into North Portland Harbor on December 5<sup>th</sup>, 12<sup>th</sup> and 19<sup>th</sup>. This year is their 60<sup>th</sup> Anniversary. Guest parking will be available in SW and SE corners of mall parking lot.

**Christmas Light Show Walk-About:** On December 13<sup>th</sup> between 6-8 pm residents are gathering to walk JBMI and check out Christmas light displays.

**Piling Bore Testing Completed:** Pilings in good shape. 8-10 were found to be marginal with life expectancy of 6-10 years. 2015 we will cap these pilings and others to prevent decay.

**Winter Maintenance:** Leaf blowing, ice melt and keeping grounds and walkways clean and safe are JBMI priorities for the next few months.

**Unfinished Business:** 1683 lawsuit against JBMI has been dismissed by the court.

**New Business:** Rich Sorem, 1627, Pat Gulley, 1743 and Phyllis Allen, 2047 volunteered to serve on the Nominating Committee for 2015 Elections.

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

**Architectural** – Reviewed appeal request for M/Walk West resident. It was agreed that the storage shed installed on deck adjacent to main walkway needs to be removed. 38 letters were mailed for last AC walk through and it was discussed that there is still a lot that needs to be done, however it is understood that the advent of winter weather will keep residents from completing repairs till next spring. An additional walk through will be done at that time.

**Complaint Committee:** All complaints were handled by the Moorage Manager by letters.

**Finance** –No report.

**Landscape** – This committee plans to meet in February to drive native willow stakes on the bank line to slow the erosion. Cottonwoods are starting to re-establish themselves.

**Ramp Captains** – Honey Pot testing will start next month and begin with follow-up of homes that had issues last year.

**Web Page Master** –No report. Contact Monika Johnson if you have additions for web page.

**HiNoon** – No November meeting. Received notice that Safeway recycling center will close December 17, 2014 and a new recycling center will open at Delta Park.

**WOO:** Maia Godet read Minutes as WOO Rep was absent. WOO needs President & Treasurer for 2015. Woo to donate \$500 to Christmas Ships.

**Open Session:** Discussion regarding JBMI website. Questions to who has set up new JBMI web page. JBMI to send \$250.00 donation to Christmas Ships.

Resident on M/Walk requested that safety tips are put in monthly newsletter and that residents need to be more aware of attempted break-ins and that we possibly close East gate at night so that Guard can observe who comes in and out. Security cameras were discussed and an additional guard shack at east end was suggested. It was suggested that a few cameras be installed to see if they would work.

Another resident suggested a sign be placed outside gates stating that JBMI was monitored by security cameras would deter thieves. There was many positive comments and agreement that our current full time Securitas guard does a great job. Rich Sorem suggested a Safety Committee be formed. Several residents volunteered to be on committee. Dog walkers are excellent eyes to what is happening in moorage.

**Close of Meeting** – Meeting adjourned at 8:14 pm.

Respectively Submitted, Pam Pariseau, Acting Secretary