

*Jantzen Beach Moorage, Inc.*  
*Board of Directors (BOD) Meeting*  
*Summary Minutes from*  
*October 21, 2014 –*

**Board of Directors (BOD) Present - Officers:** Maia Godet

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

**Absent:** Ginny Girotti-Sorem **Management:** Pam Pariseau

**Certificate Holders Present:** 1911, 1935, 1975, 1983,1999,2023,2039. 2045 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. She asked for any volunteers to fill vacant Secretary position.

**B. Secretary's Report**

Sharon Rixen addressed correction that needed to be made under New Business and that it should read 66 per cent not 75 percent to change Bylaws. Sharon Rixen made a motion to accept the JBMI September 16, 2014 meeting minutes as corrected. Melinda Head seconds the motion. Vote passes unanimously.

Sharon Rixen made a motion to accept the JBMI September 30, 2014 Budget & Reserve Plan meeting minutes as written. Barbara Nelson seconds the motion. Vote passes unanimously.

**C. Treasurer's Report for September**

- ⌚ 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.
- ⌚ 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 – There were no concerns or questions from the BODs.

**D. Manager's Report for September**

- Occupancy:  
2 New Tenants: 1629 and 1893
- Collections: None
- Theft and Vandalism: September  
9/15/14- M/Walk West Member reported stolen camera & bag from home.  
9/24/14 - Resident found couple attempting to steal her vehicle. They ran off with her gate card and exited the moorage. Police were called.  
10/6/14 - Carport #30 reported \$800 in damages to his Corvette.  
10/7/14- Carport #9 reported someone keyed his Audi.

10/9/14- Report of Corvette with “X” keyed in rear deck @west gate guest parking lot.

10/9/14 - Someone attempted to break into home on “N” Row thru front door.

10/11/14 -Couple attempted to break in carport # 31 storage and also stole drill on back deck of home

on D row. Drill was recovered at East entrance.

10/11/14 -Carport #3 reported his Corvette was keyed on front hood.

- Resident Issues: A complaint log was submitted to all BODs. President Maia Godet encouraged Members to call police and then she stated that the Board does not have the power to resolve these complaints. Berni Pilip volunteered to contact a mediation service and arrange for residents to have an opportunity to work out issues with neighbors on M/Row. Police have been called numerous times. Margaret Puckette, Director informed Members that they can request Project Respond to come along with police when called. The number for Project Respond is (503)988-4888.
- New Landscaping Company Hired: Island Landscaping have replaced Pacific Landscape Company. JBMI has contracted with Island Landscaping in the past and they have more expertise with our irrigation system, which will save us from hiring two separate contractors each year.
- New Walkway Address Signs: The poles and signs have been painted and replaced on each row. This project will be completed this month as only 2 poles remain to be painted and signs hung.
  
- Maintenance Projects In Process:
  - ✓ Correcting chain-ups
  - ✓ Screw replacement – 90% completed
  - ✓ Replace worn deck boards on all ramps
  - ✓ Paint post and signs on walkways.
  - ✓ Piling bore testing.
  - ✓ Leaf blowing of carports and parking lot
  - ✓ Repair pagoda lights and replace lights that have corrosion and not working
  
- Completed Projects in 2014:
  - ✓ Installed 3 piles hoops on M Walk @ Ramp 6
  - ✓ Power wash walkways
  - ✓ Installed Compact Parking signs at Ramps1 & 6 and painted fire lanes
  - ✓ Painted newspaper boxes and placed near mailboxes for Oregonian to deliver papers
  - ✓ Power washed garbage surrounds
  - ✓ Sanded & re-stained bench at Ramp7

- ✓ Locate broken sewer line at Ramp 5
- ✓ 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 and top of Ramp 2
- ✓ Repaired damaged realtor sign board outside West Gate

➤ Maintenance – Ongoing Projects:

- ✓ Parking lot clean-up
- ✓ Sewer/Water readings
- ✓ Installing standoffs
- ✓ Clearing storm drains

➤ Maintenance – Upcoming Projects

- ✓ Repair piling hoops
- ✓ Repair & paint electrical pedestals on walkways
- ✓ Replace transition plate at Ramp 1

- ✓
- ✓
- ✓

✓ **E. Unfinished Business:**

- ✓ 1. JBMI Fire Policy was updated per the City of Portland Fire Code K99: **No open burning of Recreational fires, including tiki torches, within 25 ft of a combustible structure (including floats).** Margaret Puckette makes the motion to approve this update. Sharon Rixen seconds the motion. Vote passes unanimously.
- ✓ 2. 2039 Free Water Space- Melinda Head, Director asked to be recused from this issue as she resides at 2047. Phyllis Allen 2047 asked board for permission to move their house east and equally split the free water space between 2039 and 2047. The current Members residing at 2039 no longer wish to share the current water space of 22 feet as was done in the past by the prior owners. After discussion and review of historical documents, Sharon Rixen made a motion to measure the distance

- ✓ between 2047 & 2055 to the west and 2039 to the east and allow 2047 to relocate their house to
- ✓ allow equal free water space between each house. The members at 2047 will be responsible for all
- ✓ costs incurred with this move. Vote passes with Melinda excluded.
- ✓ 3. 2015 Budget and Reserve Plan – The Board met on September 30<sup>th</sup> with the members of the Finance
- ✓ Committee to go over next year’s expenses and to update the Reserve Plan. Barbara Nelson moves
- ✓ to approve the 2015 Budget and Reserve Plan. Sharon Rixen seconds the motion. Due to
- ✓ increasing water rates, insurance and taxes the monthly slip dues will need to be increased to \$300
- ✓ per month, beginning in January 2015. Vote passes 4 yes and 1 abstain.
- ✓ **G. Committee Reports: All reports are to be submitted in writing**
- Architectural – 2014 walk through was reviewed. Still a lot needs to be done, however it is understood that the advent of winter weather will limit opportunities for many projects till spring.
  - ✓ Two complaints were reviewed. 1983 – Insufficient space to moor his 34ft Tolleycraft to the west of his slip without causing damage to adjacent property. 2051 –Removal of large shed from SE corner of her float adjacent to walkway. Exceeds 6ft height limitation.
- Finance – The committee presented the 2015 Budget and Reserve Study to Board for approval.
- Landscape – This committee plans to meet in February to drive native willow stakes on the bank line to slow the erosion. Volunteers are needed for this project. Margaret encourages the Community Gardens and moorage support of additional gardens if space is available.
- 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 –
  - 🕒 Proposed propane export terminal near Terminal 6.
  - 🕒 West Hayden Island- DSL and Port proposes no hunting, no camping and no camp fires between May and Oct.
  - 🕒 Island Clean up dates to be announced. See HiNoon web page for additional information.
  - ✓ **H. Open Session:**

⌚ Resident inquired if water usage had decreased for watering plants. Everyone is encouraged to water plants with river water with buckets or install pump to pull river water for plants.

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✓ **I. Close of Meeting** – Meeting adjourned at 8:15 pm.

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✓ Respectively Submitted, Pam Pariseau, Acting Secretary