

JBMI Board Meeting Minutes

February 15th, 2022 at 6:30 PM

Via Zoom

Present - Connie Johnson, Doug Wells, Sarah Ross and Sharon Cochran
Late - Joe Nelson

Connie Johnson made the motion to adopt the minutes from the January 18th board meeting. Doug Wells seconded. Minutes were approved.

Connie made the motion to amend the agenda to add the AT&T and PGE lease verbiage change to new business. Doug seconded. Motion approved.

Moorage Manager report - Diana Rider

See attached.

Budget Committee -Connie Johnson

Connie made the motion to use the 2022 budget from our manager and to approve a \$40 per month increase. Sharon seconded for discussion.

Board discussion and members comments.

Sarah made the motion to amend the original motion. To use the 2022 budget from our manager approved with the caveat that there will be replacement of the reserve amount to offset the HOA amount and maintain the \$400 slip fees until the next board can evaluate cost saving measures. Doug seconded. Motion passed unanimously.

Committee reports -

Row Captains - Jan Zweerts

No report.

ARC - Rich Sorem

No report.

HMC - Alex Alexander

No report.

Security - Diana Rider

Update on security fence progress.

A row- Connie Johnson

Update on Harbor Services start date.

Portland Water Bureau - Ron Schmidt

Update on PWB easement project.

Sarah made the motion to accept Ron's recommendation to seek advice from a land use attorney and appraiser to evaluate property value for \$10k. Doug seconded.

Motion passed unanimously.

Neighborhood Watch - Joe Nelson

Update of events

HUD complaint - Connie Johnson

Update that it is moving forward.

New business

Election update - Doug Wells

Election progress of returned ballots.

Maintenance needs - Diana Rider

Report on the need for 2 full time maintenance employees.

AT&T and PGE lease wordage change - Connie Johnson

Connie gave the explanation of the lease and it would not encumber the moorage in any way.

Connie made the motion to allow the change in wordage in our lease agreement with AT&T to make the allowances between AT&T and PGE. Joe seconded. Motion passed unanimously.

The board moved into executive session for HMC and Complaint assessments. Recusal of Connie Johnson for HMC and Sarah Ross recused for Complaint.

The board moved into open meeting. Joe Nelson reported that for the HMC portion there is no business to move forward. Connie Johnson made the motion to reject the recommendation of the Complaint Committee based on the committee did not investigate both parties in the complaint. This complaint will move on to a hearing to be determined. Doug seconded. Motion passed unanimously.

Meeting adjourned at 9:05pm.

Respectfully submitted May 11th from Zoom video.

Connie Johnson

