

JBMI BOARD MEETING MINUTES
AUGUST 18, 2020, 6:30 PM
VIA ZOOM

BOARD MEMBERS PRESENT: President Connie Johnson, Directors: Mark Thommen, Sharon Cochran, Randy Hauth, Rich Lang, Jennifer Taylor, Rose Kowalski, Secretary Suzanne Schmidtke, Moorage Mgr. Diana Rider.

MEMBERS PRESENT: Bob Shepps, Traci Roy, Eric Johnson, Sarah Ross, Sheryl Eaton, Marshall Potts, and guest, Kelly Jett, new Landscape Mgr. of Crystal Greens.

Connie called the meeting to order at 6:30 PM. Roll call was completed with the following present: Connie, Mark, Sharon, Randy, Rich, Jennifer, Rose, Suzanne, and Diana. Quorum was verified.

Meeting went on to landscape presentation by KellyJett from Crystal Greens. Questions started with the blackberries on the banks needing cleaning up. Mr. Jett noted that he is familiar with Hayden Bay and that cleaning the blackberries can be quite costly, around \$8,000, he added the work requires great care to prevent erosion of the banks. He did note that when he worked at the River House Condos, there were grants for that kind of work. He advised to keep the fence line clean and only blow when necessary. In addition he recommended that pyrascantha and Hawthorne are vicious bushes that may stop uninvited people from coming through. Watering needs repairs (according to Rob), but sprinklers are working.

Connie then turned to the Minutes from last Board Meeting of July 21, 2020, pointing out that there was an error on p. 3 regarding the electrical bid for A-Row which was not \$438 but \$438,000 which would need correction before the Minutes could be approved. Connie moved to approve the 7/21/2020 Minutes as amended, Mark seconded the motion, No further discussion, Minutes adopted as amended.

Connie went on to express her appreciation for what people on the Board are doing, and then invited Diana to continue the meeting by presenting the

MOORAGE REPORT (attached): Diana reported that new members have moved into 1533 and 1537 and added that she is catching up on the vetting process. We have \$38,348 in delinquencies. Some theft and vandalism occurred this month. There was a break in attempted in 1861 which Rob is working on. One of our mailboxes has been messed with and needs to be replaced which is a fairly expensive affair. There are complaints about dumpster divers which can possibly be reduced if cans are placed in bags outside the trash areas. Rob and Diana are working on the pilings that need to be replaced. They will report on the count next meeting. She went on to note that car tags should be updated now that the current wait time is not so bad. She suggested that assigned parking might be an idea but decided that it would not be a good idea. Regarding maintenance, she's been looking for slip number plates but has not been able to find any. Alex Alexander noted that he had an idea where the plates might be found and would get with Diana. The property maps that the Fire Marshall Inspection required are ready to be posted. The idea is to post them at Ramp #1 trash enclosure and the security shack would be the other location. The sewer meter is being fixed and the smell is gone from the sewer shed. Rob discovered that a marihuana filter would work. Security Committee will determine tree placement by Oct. Diana will write report for next Board Meeting.

Connie went on to state that it is with regret but with respect that we accept Treasurer Linda Haseman's resignation as a result of having way too much on her plate at this point. It might be worthwhile to consider hiring a bookkeeper to work with the treasurer.

Regarding the first action item, the vacant Vice President post, Connie stated that Randy Roy was being appointed by Board decision.

The second action item, is approval of 2020 Q2 financial report. Mark moved to table it to such time as we have had a chance to study it thoroughly and then discuss it in a special meeting scheduled 2 weeks down the line. Rose seconded Mark's motion and Jen, Mark, Rick, Sharon, Rose, Randy and Connie all voted yes to approve the motion.

COMMITTEE REPORTS:

ROW CAPTAINS COMMITTEE: (REPORT ATTACHED). Jim Zweerts, Senior Row Captain,

Absent. He has handed out keys but has 5 left (1613, 1719, 1683, 1709, 1781). There are 3 vacancies that still need to be filled. He described two events on N-Row (1) a large water leak above Ramp 5 which appeared to be that the irrigation pipe had come loose which was managed with the help of the Moorage Mgr., and (2) smell of smoke on N-Row which later turned out to be from a BBQ that had something burned inside.

ARCHITECTURAL REVIEW COMMITTEE: (attached). Presented by Bob Shepps who is working with Diana on establishing workflow on ARC Requests and General Protocol. The Committee members are discovering that it's a work in progress as they are discovering many new things which need to be clarified. Many are in place through previous committees and finding them has been more difficult than anticipated. According to Diana, the results of the walk through has revealed that several homes are complying, however, there are some issues not being taken care of which need direction from the Board. The Committee is agreed that they would prefer to use the old Architectural Request Form as it has all the information needed for the Comm. to make a decision. There is still another issue which relates to work not approved by the comm., yet it has still taken place and which requires direction from the Board in order to move forward. It is clear from the report that there are many problems that require sorting out and collaboration between the Board and the ARC. Bob noted that he will provide more specifics. It was suggested that Diana send out Our Rules and Regs to remind members what they are about including a checklist which might give us more info.

Randy thanked the Architectural Review Committee volunteers and suggested to find a way to get people in compliance and how to best record it.

HARBOR MASTER COMMITTEE: (Report attached). Alex related that a derelict boat showed up in the Moorage yesterday, but it was gone this AM. Caution is needed to avoid litigation. Mark and Rob had taken it to the bridge and tied it up. He went on to note that the annual Moorage Walk around should be done by 8/17/2020. He noted that the Committee is following up with one non-compliant resident plus another 30 day notice for non-compliance which he would like to discuss in Executive Session.

SECURITY COMMITTEE: Presented by Jennifer: PGE lights will be upgraded and lights will be added. Wire at bottom of Westgate will be removed as it looks like a step to get over the fence. The Real estate agents

will be notified that the board will be moved. If there are complaints, we will try to post something without addresses. Rob will remove the signs to the top of the fence. Waiting for estimates for another gate access system to replace the current system which is at the end of its life. We need a system which can provide more info. about those calling for access.

A-ROW PROJECT: Presented by Connie: The electrical permit was extended about a week ago as it is about to expire.

UNFINISHED BUSINESS: Connie went on to the Action item to hire a part-time assistant in the office to help Diana . The list completed by Diana is attached: Jennifer motioned to add 25 hrs. A week for office assistance from Sept. to December 31 (for now with the option to extend).

Rose seconded the motion. Discussion ensued. Randy H. Thinks that Diana help, but not if we don't have the money. Randy Roy believes members would understand the extra expense when used to support members better. The Board went on to vote on the motion as follows: Jennifer-Y, Sharon-Y, Randy H.-abstain, Rose-Y, Mark-Y, Connie-Y, motion approved.

NEW BUSINESS: Mark brought up his Legal Counsel charter proposal, and noted he sent an email to Ryan Harris, our current legal counsel, to participate in a meeting with the Board, to ascertain if we are getting good legal representation for the money. The meeting was scheduled with the Board and Ryan Harris for 8/20/2020, 10:00-11:00 AM via Zoom. With the idea to report to the membership. afterwards.

MEMBER COMMENTS: Sarah Ross brought up the issue of parking warnings and towing of cars not in compliance with registration requirements, pointing out that the gov. extended the registration period from March until October and stressed that she wanted it on the record. Traci Roy noted that car registration and DEQ certification are being done at JiffyLube for emission. Sheryl Eaton congratulated Randy Roy on becoming Vice Pres. She pointed out that the Real Estate Board outside the Moorage benefits both agents and members.

At 8:55 PM after a two minute break, the Board elected to go into EXECUTIVE SESSION along with Alex Alexander, HMC, to discuss outstanding notices and employee and Board relations.

The EXECUTIVE SESSION ended at 9:50 PM and returned to the regular meeting. Alex, HMC, suggested that one of his two notices

should be suspended as the owner had largely complied. The other notice would be sent

At 10:00 PM Jennifer moved to adjourn, Rich seconded, all remaining Board members agreed, and the meeting ended.

Next Meeting scheduled with Attorney Ryan Harris and Board members on August 20, 2020, 10:00-11:00 AM via Zoom to discuss HUD complaint and AirBnB matter.

Next regular Board Meeting is scheduled for September 15, 2020, at 6:30 PM via Zoom.

Respectfully submitted by Suzanne Schmidtke, Secretary
9/9/2020

