

JBMI BOARD MEETING MINUTES
SEPTEMBER 15, 2020, 6:30 P.M.
CONDUCTED VIA ZOOM

BOARD MEMBERS PRESENT: Pres. Connie Johnson, Vice Pres. Randy Roy, Directors: Jennifer Taylor, Rich Lang, Mark Thommen, Sharon Cochran, Randy Hauth, Rose Kowalski, Moorage Mgr. Diana Rider.

BOARD MEMBERS ABSENT: Suzanne Schmidtke

MEMBERS PRESENT: 1679, 1999, 1927,2035,1983,1629,2039

Connie called meeting to order at 6:30 PM , followed by roll call: Connie asked for a motion to adopt the minutes from the Aug. 18th board. Jen Taylor made the motion to adopt the minutes. Mark Thommen seconded. Board approved. Jen Taylor made the motion to adopt the minutes from the Sept. 1st meeting and Mark Thommen seconded. Board approved. Rose Kowalski wanted to amend the Sept 1st minutes to include her as attending. Jen Taylor made the motion to amend the minutes to include Rose Kowalski as present and Mark Thommen seconded. Board approved.

PRESIDENT AND BOARD MEMBER COMMENTS:

Connie expressed best wishes for any members that have been affected by the forest fires. Rose commented that the NYT reported that Portland has the worst air quality in the world.

Moorage Manager's Report - Diana Rider (see attached)

Rose Kowalski asked Diana about the plan of reserved parking and who they would be for. Diana answered that it would be for members so visitors wouldn't park along the bank. Rose talked about welcoming the new member and asked what is the process.

Jen Taylor asked about parking lot restriping plan and the Portland water work plan in the parking. Diana answered that PDX water has moved this project to next year.

Randy Hauth asked about the purchase price of the striping machine. Diana answered that we are purchasing the machine for \$95. Rob will do the striping between other duties.

Randy Roy asked if we have received any compensation from the lady who ran through the fence. Diana answered that we are waiting on the

police report, the lady did not have insurance and we would need to take our insurance route.

Treasurer's Report:

Randy Roy is on the search for a new treasurer. Randy sent out a mass email to members asking for volunteers to fill this position of treasurer. He will do it weekly and asked to be contacted if members have someone in mind. Rose asked if Graham Perkins had been contacted. Randy said he would check with him.

Action item: To approve the Q2 financial report with the corrections requested on Sept. 1st meeting. Rose Kowalski made the motion to approve the Q2 financial report. Seconded by Jen Taylor. Votes - Jen-Y Sharon-Y Rich-N. Rose asked for further discussion. Rich said he noticed negative totals and wanted clarification. Diana explained the under budgeted items of second election costs, manager pay, legal expenses sewer meter repair, and mid year A row expenses. Jen noted that \$76k was transferred to the Reserve Fund. Jen suggested a comparison to budget. Rose made the motion to table the Q2 financial approval to the Sept. 29th meeting. Rich seconded and the motion passed.

Row Captains - (see attached)

ARC - (see attached)

Rich asked about when the board get involved ARC requests.

Connie answered that board will assist the ARC when they think it needs board attention.

Sharon said the bylaws gives the ARC the ability to do that work.

Randy Roy requested that the ARC report the ARC requests and their standing in the ARC monthly report. Approvals and denials explained.

Diana asked if ARC requests should be on her weekly report and Sharon and Jen thought it would be helpful.

HMC - Alex Alexander

(See attached)

Rose clarified that the length measurement is from each end of the floats and not from the end of the dock.

Security - Jen Taylor

PGE lighting project needed clarification and that is being worked on.

Realtors sign was removed. Jen suggested that if the realtors wanted a sign with just their names and no addresses listed, they can bring a proposal to the security committee through Diana. Fence was upgraded when the repair from the car damage. Removing the basketball hoop and removing the bike rack next to the fence by Ramp 1 by Rob. Camera proposals need more discussion and not what was expected.

Rich Lang discussed the broken ballast on Ramp 6 and switch to LEDs. Diana is looking at electricians and Jen suggested doing all the ramp lights to save on future labor costs. Rich asked if this came under maintenance and Jen agreed.

Randy Hauth asked about what the committee is running into with the camera bids. Jen answered that some bids proposed were not what the committee asked for.

Rose asked about electric car charging stations and Jen said that was not part of the security committee. Diana said that she was working on pricing for the stations.

Connie asked what is the percentage of electric cars in the parking lot. Diana said that it was probably just a handful.

A Row - Connie Johnson

(See attached report from John Deppa)

Connie said that we are getting out of the water conditions needed to do the A Row project. Harbor Services bid was lower but did not include the electrical. We are waiting on the electrical bid. Harbor Services provided and plan of moving houses where Advanced American Construction did not. Rose asked about water conditions affecting the project. Diana answered that we would need to have the project done by November.

Rich Lang asked what the window was and the insurance about moving a few homes. Connie answered about the rider insurance and homes needing electric service moved from overhead to the level of the walkway. PGE bid for the service from the parking lot to the walkway bid came in at \$6,500. Mark talked about project planning and deadlines to meet. Jen mentioned that there are steps that we need to go through and not just the engineer. Diana talked about the difficulty in getting bids to start with. Rose asked about the consideration of a cement float. Connie answered that float design has gone through the necessary environmental permits.

Unfinished Business -

Amending Art.III Sec. 5 to add electronic ballot -Connie Johnson
(See attached)

Connie asked members to join a committee to move this project forward and contact her.

Legal counsel final report - Mark Thommen

Mark's expressed the need of a Board protocol in the use of legal counsel to minimize legal fees. The final report reviews procedure for a consistency for when, who and how the legal counsel is used.

The expense of the Airbnb revealed the need for changes in the bylaws and the value of moving towards electronic ballot.

More discussion will be continued on Sept. 29th meeting

New Business

The insurance renewal would be moved to Sept. 29th because of more information was needed. HUD complaint report affecting insurance needed more research as it is past the 100 day decision period.

Resident Screening changes - Diana Rider

Diana explained that our current screening does not include federal and to include it would be an additional \$5 to the \$38 now charged. There is a more thorough screening of priced at \$80. Connie explained the paper version used in the past and now the online use that the person that needs to be screened uses.

Randy Hauth discussed that the \$38 version only covers 38 states and that more coverage is necessary to protect the community. Sharon mentioned that the bylaws also require that guests staying over 3 weeks must be screened. Sharon said that we need to have very clear guidelines on if we deny someone about what we do allow. Diana said that we need a very clear criteria and what they could be denied for. Diana suggested that move on with the addition of the \$5 and readdress it when we get our criteria set. Jen said the \$5 is the bare minimum and that we need a clearly defined policy to go with that. The board agreed to \$5 addition fee for federal on the screening.

Members comments:

Pam Pariseau asked about the 2019 Quickbooks not being reconciled. Diana explained that it had been reconciled but not using the Quickbooks online feature. Pam asked if a report of actual to budget has been printed. Diana said that it had not. Pam asked about the bank charges of \$3900 for members using their credit cards and if we have started charging members for this. Diana explained with the change to Appfolio it provides the service for free through their bank but if they decide to use a credit card the member get the charge. Pam asked about the transfer of the general fund to reserve account on a quarterly instead of monthly. Pam wanted us to check on this for the legality of our non profit status. Pam asked if it was true that we do not have a 3rd party bookkeeper. Connie answered that there was not one at this time. Pam expressed the need to get a bookkeeper. Pam asked if Rob has to report his expenses and the pressure that was bought. Diana said this was a office decision.

Kevin Palmer agrees with the clarification of the screening guidelines. Kevin asked about the legal counsel and Connie explained that it was strategic planning project to reduce legal fees. Kevin asked if we plan on raising moorage fees. Connie said we didn't see a raise in fees but she couldn't guarantee it.

Joy Hoffacker supports Pam's suggestion to hire a bookkeeper. Joy suggested Schwindt services.

Ron Schmidt expressed concern about the ARC dictating board policy. Ron expressed concern about unnamed people and agendas.

Pam talked about the value of the ARC and disagreed with Ron.

Michelle Soto asked about connecting with other moorage for best practices and certain information in the website being more accessible to members. Mark answered it could be made available through passwords.

Rich spoke to best practice group through WOO.

Alex Alexander talked about contacting the mall about striping and electric charging stations.

Executive Session: the board moved to continue assessments for lack of registration and insurance. Jen seconded. Board approved
Jen moved to adjourn, Rich seconded and Board approved.

Respectfully submitted
Connie Johnson, JBMI President.

