

**JBMI Board Meeting**  
**JBMI**  
**Thursday February 21st, 2023 @6:30pm**  
**Via zoom**

<p><b>Chairman:</b> Joy Hoffacker  <b>Notetaker:</b> Melanie Walker, Secretary (via recording)  <b>Board Members:</b> Joy Hoffacker - President, Jan Zwerts - Vice President, Directors: Doug Wells, Connie Johnson, Gina McGowan, Greg Walker, Mark Birnbaum</p>		
<b>Attendees</b>	Mark Birbuam, Greg Walker, Connie Johnson, Jan Zwerts, Gina McGowan, Doug Wells,, Joy Hoffacker	
<b>Start</b>	<b>Agenda/Notes</b>	<b>Action Items/Motions</b>
<b>6:33pm</b>	<p><b>Introductions</b>  <b>Proof of meeting:</b> posted on bulletin boards and sent email  <b>Roll call</b>  Joy to Doug, Connie and Jan - Thank you to for your service  No active chat because it is not an official part of meeting  President's comments: email about raising HOA dues. Wait until after moorage report so members and board can have comments</p>	
	<p><b>Moorage report</b>  \$10556.02 credit from water bureau  Call boxes under discussion  Election all time high with 122 votes cast  Clarification of electric fences changes  Charging vehicle additional 20\$ for charging fee  Working on lights at east end  Send updated Homeowner insurance to Diana to put on record  Next week annual meeting via zoom and announce results</p>	<p><b>Action item</b></p> <input type="checkbox"/> Voting: have a committee to preview ballots before they are sent out
	<p><b>Letter from President:</b> Raise monthly fee by 50 form 400 to 450 this is a 12% increase over 4 years  Previous board wanted to push it toward</p>	<p><b>Recommendation:</b></p> <input type="checkbox"/> Board needs to address income/expense

	<p>new board          Joy felt that the outgoing board should not let it go without addressing the issue before the next board takes over          Recommend an increase for 6 months then review to see if appropriate          Reason: budget committee found inconsistency and more expenses than income  <b>Member comments:</b>          Stephanie - do not raise rates until we know what the actual deficiency is.          Response: Joy - I do not want to let it slide any longer. Missed 100K in revenue. Have not contributed into the capital reserve in about 2 yrs.          On losing the bookkeeper: we must follow procedures. We did not sit around and wait. I have lot of research on increasing fees on people on a fixed income is to increase it gradually but this increase will help hold the board accountable          George Whitney: nothing personal against people but disappointed about how this org. is run. There is no budget committee but wants to help fix the 90K loss discrepancy          Serious questions about how the election was run. No rules provided to explain how/why it was run          Water company - said 3 millionl more gallons in past year          No maintenance logs          Only 1 person involved with 1 Million \$ + budget          We need a plan to work ourselves out of this mess          Answer: rules in bylaws only difference is that we used election buddy. Sorry that members did not present questions/concerns before the voting occurred.          Melanie - reservation due to speculating and proof of need.          Answer: problem for fixed income. Costs are going up but we cannot as a board change that. Inflation costs are going up (ie water</p>	<p>discrepancies and how to address them - March agenda</p> <p><b>Motion:</b> Joy, I move to increase fees \$50 for next 6 months and then it will be reassessed then.</p> <p><b>2nd:</b> Mark Birnbaum</p> <p><b>Vote:</b></p> <p>Mark - yes          Greg- no          Connie - no          Gina - yes          Doug - no          Joy - no</p> <p><input type="checkbox"/> <b>Approved: 2/6</b>  <input checked="" type="checkbox"/> <b>Not approved: 4/6</b></p>
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bill) As a member I hate this as President I feel it would be irresponsible to let it go any longer. If the increase is overstated then move \$ into reserve.

Mark objects to Joy responding to each members comments

Joy feels it necessary due to the fact that this is from her and not the board and she is not speaking for the board. The final word will be from the board by their vote.

Agreed to let general members speak but not to address each one individually.

Nicursors - rules for election have not been followed. Cost increase not due to inflation but mis-handling of monies. If the board cannot provide accurate cash flow how can general members feel comfortable with giving more money. Not facts for this decision.

Marshall - previous budget committee identified issues and recommended increases but were not listened to. We do not know our numbers. Wants a breakdown of all monies income and expenses. CPA should not audit our accounts - conflict of interest.

Putmans - cannot support as there are no facts in the report. Want more clarity - hard numbers.

**Board comments**

Jan - we should wait until the real numbers are presented. Always advocated to increase rates slowly.

Greg - seconds Jan's statement. In Principle we should set up for a reasonable increase but only after the books have been fixed and accurate numbers provided.

Doug - encourage members to review spends on a regular basis, as it states in our bylaws. 2014 = \$275 to 2021= \$400 way above cost of living. Look at what other moorages are doing. But look at actual spends and implement cost controls. Failure on boards' part for not having this

	<p>information. We should never ask the board to vote on something that has not been looked at.</p> <p>Connie - Agree with Greg, Jan and Doug and this needs to be presented in a more accurate method.</p> <p>Joy felt as the president she needed to bring this up for discussion for this board. Not telling anyone how to vote. Wanted to have a discussion about it.</p> <p>Mark - Agree and disagree with everyone. All members should have had the information they needed this year and last. Should have a detailed trial balance every month. Need a good bookkeeping company to accomplish this. Has identified expenses that have not been accounted for: fence, security and insurance increase to name a few. Outspending vs taking in. Another example is water bill \$8500 - \$15,000/month per Diana about 30K a year more. Not balancing the budget.</p> <p>Joy - happy with discussion.</p>	
	<p><b>Regular comments of Board</b></p> <p>Doug - open issues list maintained and provided to members</p> <p>Meeting recordings - please keep</p> <p>Thank you to the board and members for your service and support and the opportunity to be on the board.</p> <p>Connie - thank you to all members who were elected, remind Joy to have an organizational meeting. Welcome everyone to the board.</p> <p>Joy question to Connie: When can we have the organizational meeting? R: Connie - within 10 days.</p> <p>Not other comments from Board</p>	
	<p><b>Committee Reports</b></p> <p><b>Harbor Master:</b> Alex - spring walk through Mid-end of March. Working with neighbors on adding boat lifts within moorage.</p> <p><b>Row Captains:</b> Jan</p>	<p><b>Action Item:</b></p> <p><input type="checkbox"/> <b>Finalize transfer of reserve funds</b></p>

	<p>Will continue until someone else steps up. Reached out to row captains to prepare for the upcoming freeze. Check row bleeder valves to make sure they are open.</p> <p><b>Budget Committee</b> George can speak to the budget if he would like and Joy will speak about the new account in Fidelity. Joy - Putting cash reserved into interest bearing accounts. Deposit 600K short term no risk bonds. New board will make investment decisions for the rest. Monies not in bonds or cds will be put into a high yield cash management currently earning around 4%. It will be covered by FIDC insurance. Stephanie - clarification on the accounts. We switched to Fidelity bank George - bonds, please make sure bonds are insured. Joy correction - not bond but treasury bills</p>	
	<p><b>Unfinished business</b> <b>New gate call boxes:</b> committee met last night Slides for call box &amp; gates. Detailed cost with issues Total about 12K Gate are using AT&amp;T cloud service <b>-see attached</b></p>	<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Quote to replace wire to all call boxes</li> <li><input type="checkbox"/> Develop monthly maintenance process</li> <li><input type="checkbox"/> Address callbox fails</li> </ul>
	<p><b>Replace motion to hire a bookkeeper who is properly vetted</b></p> <p><b>Legal suit:</b> Picked up by the insurance company and will provide the legal defense. Letting insurance company handle the suit Another legal issue: Joy attended a meeting on board meetings. Reminder: we are not an HOA, we are governed by OR65. Different rules for notices and how the board can talk. We will be referred to as a moorage not an HOA. Will ask the new board to have more meetings to get things prepared for the</p>	<p><b>Action Items:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Moved motion to approve new bookkeeper to annual meeting</li> </ul> <p><b>JBMI water policy:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3 random outside test in 2023 then yearly</li> <li><input type="checkbox"/> Educate members on backflow</li> </ul>

	<p>general meetings.  Marshall - clarification OR865 &amp; 896  Stephanie - clarification we are a mutual benefit nonprofit organization? Joy - yes we are.</p> <p><b>Portland Water Board</b>  Questions on quality &amp; usage  Mark - water quality and George on leaks.  Water quality slide show: JBMI almost exclusively non-metallic HDPE pipes  -see attached</p>	<p><b>protectors to achieve 100% compliance</b></p> <p><b>Motion:</b>  Mark makes a motion to implement water testing on 3 homes in 2023 and then rotating yearly at a cost of \$300 in 2023 then \$100 yearly thereafter.</p> <p><b>2nd:</b> Gina McGowan</p> <p><b>Vote:</b>  Mark - yes  Greg - ye  Connie - yes  Gina - yes  Doug - yes  Joy - yes  <input checked="" type="checkbox"/> <b>Approved 6/6</b>  <input type="checkbox"/> <b>Not approved</b></p>
	<p><b>Election results</b></p> <p><u><b>Officers:</b></u>  Joy Hoffacker - President  Cheryl Baker - Vice President  Berni Pilip - Treasurer  Melanie Walker - Secretary</p> <p><u><b>Directors:</b></u>  Gina McGowan  Stephanie Reiley  Mark Birmbaum  Greg Walker  Amanda Visell  Rob Wirtz</p> <p>Meet them next week at annual meeting</p>	

	Organizational meeting with a meet-n-greet	
<b>Adjourned</b>	<b>8:33pm</b>	