

JBMI BOARD MEETING MINUTES

December 15, 2020 6:30 P.M.

CONDUCTED VIA ZOOM

BOARD MEMBERS PRESENT: Pres. Connie Johnson, Vice Pres. Randy Roy, Sec: Trisha Stackhouse, Directors: Jennifer Taylor, Rich Lang, Rose Kowalski, Sharon Cochran, Mark Thommen, Randy Hauth

BOARD MEMBERS ABSENT: Suzanne Schmidtke

MEMBERS PRESENT: Ron Schmidt, Erin Johnson, Jan Zweerts, Sheryl Eaton, Marshall Potts, Bernie Pilip

Randy Roy called the meeting to order at 6:30 p.m. and reminded participants to focus on solutions.

Board members comments

- Randy Hauth brought forward concerns from Members that walkways are not being pressure washed and that screws are coming out. Connie responded that pressure washing is delayed until spring and that Rob has been working on the screws as he walks the moorage. She reminded the membership to NOT pound the screws in as it strips the screws and if Members see screws coming up they should put in a Maintenance request and report the location via AppFolio so that Rob knows where they are.
- Randy Hauth brought forward a request for a Budget to Actual report be provided routinely. Trisha agrees this should be included at least quarterly to ensure we are good stewards.
- Randy Hauth questioned management payroll increases in the budget. Trisha responded that the increase in Rob's salary would bring him up to market standard.
- Connie reported that there are problems with electrical and lighting on the walkways. This has to do with a breaker issue and the Moorage is holding payment until this is corrected and inspected.
- Connie also wished all Members a lovely Holiday.

Moorage Report – Connie Johnson (see attached)

- Two new Members and one new renter
- \$39,823.70 in delinquent collections
- Contact the office with your FOB and key card numbers – Fobs and cards not reported will be deleted to help with increased security

Treasurer Report – Trisha Stackhouse

- Received access to QuickBooks - a cursory review of the data seems all is in order
- Bookkeeping company is proceeding with the reconciliation
- Reviewed the draft budget and year over year data – again, looks like everything is in line
- A simplified budget view is needed for Members
- Earlier budget prep is needed, but understandable with no Treasurer
- The Board expressed their appreciation for Trisha taking on the Treasurer role
- The Board will hold a special meeting January 5th to review and approve the 2021 Budget

Row Captains Report – Jan Zweerts (see attached)

- Honey pot testing completed on 135 homes
-

Architectural Review Committee – Rich Sorem

- No report

Harbormaster Committee – Sheryl Eaton (see attached)

- 124 licensed and registered boats in our moorage
- 2 Members continue to be non-compliant
- A vendor has been found to supply missing house plates – cost is \$30-\$40/address

Security Committee – Jennifer Taylor (see attached)

- The committee presented their recommendation to move to United Security from Securitas and accept the proposal from Eyesthere for surveillance camera installation and support
 - Switching to United Security from Securitas would be \$113 more per year/per slip, but would provide improved service
 - The committee has called other companies using United Security (e.g. Hyatt) and they received rave reviews
 - Once a contract is signed, United would meet with the Security committee to identify a plan and metrics (e.g. rounding on the moorage every hour – the company has the ability to record the security guard’s compliance)
 - Recommend purchasing the cameras instead of leasing which provides a cost savings
 - A golf cart and tablet are requested
 - Jennifer recommends a min-computer to monitor cameras
 - Security guard would carry a cell phone
 - Randy spoke with United about cameras. Would need to plan out infrastructure. United would come out to plan with the camera company.
- The Board discussed whether this change would need to go to the Members for a vote – is it a replacement or an improvement?
 - Board agreed it is a replacement, does not need to go to the Members
 - Jennifer moved to switch from Securitas to United Security and approve the installation of cameras as proposed by Eyesthere Security. Mark seconded. Rose – yes, Jennifer – yes, Rich – yes, Mark – yes, Randy H – yes, Sharon – yes, Connie – yes. Motion passed.

A Row Report – Connie Johnson

- Expect an electrician bid January 1
- Need to develop a project charter
- Will need Member vote

Results of Art. III Sec. 5 electronic ballot voting – Connie Johnson

- 121 votes received
- 112 yes, 9 no – vote does not pass (118 yes votes needed)

- Randy H – unfortunate. Concerns with trust in Board. May be best to have an electronic voting company in place ahead of time and send information about the company to Members
- Mark agreed – need better planning and marketing
- Rich – maybe votes did not come in from Members out of town
- Connie reminded the Board that we are lucky to get 114 votes, there are difficulties with Members receiving ballots due to not informing Office of address changes
- Rose pointed out that we should expect the USPS to become slower – did we stress the actual cost of a mailing?
- The Board agreed we would try the vote again, with more marketing to Members and information on electronic voting applications

Nominating Committee – Mark Thommen

- Committee members are being finalized
- Using 12/12 2002 – 2005 guidelines
- Draft letter to be sent to Members January 2nd
- Candidate statements need to be in the office by close of business day January 8th
- Candidates are responsible to verify their statements have been received by the office
- Nominations from the floor will be take January 19th – candidates nominated need to have their statements in to the Office by close of business day the next day
- All four Officer positions are open (1 year)
- 2 Director positions are open (3 years)

New Business

Endorsement of community support for 141-08800230 – Restrictions for the State-owned property of Columbia River and the Oregon Slough

Comments from the Members

- Jan Zweerts expressed concern regarding the rusting of steel underlying the ramps due to salt used in the past. Jennifer Taylor suggested Rob check every six months.
- Ron Schmidt expressed concern regarding the proposed move of NW Metals to Columbia Boulevard from Cully. DEQ is requesting comments from the community. It was discussed that this company does not have a good environmental track record. Jennifer Taylor offered to send an example DEQ comment letter and more information out to Members

Executive Session: Motion was received to proceed with the 2 HMC assessments and to delay review of employee contracts. Rose – yes, Jennifer – yes, Rich – yes, Mark – yes, Randy H – abstain, Sharon – yes, Connie – yes. Motion passed.

Board moved to adjourn at 8:47 p.m.

Respectfully submitted,

Sharon Cochran