

JBMI BOARD MEETING MINUTES

OCTOBER 20, 2020, 6:30PM

VIA ZOOM

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

MEMBERS PRESENT: Sherly Eaton, Jan Zwerts, Alex Alexander, Ron Schmidt, Heidi Hanson, Joy Hoffacker, Traci Chapman-Roy, Bob and Sher Shepps, Eric Johnston, Lora Wells, Marshall Potts

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

Meeting started with Connie making motion to adopt minutes from September 15th with one correction adding “washer” after “pressure” on page 5, in members comments. Rich seconded, all approved.

Next order was to adopt September 29th minutes. Rich seconded and all approved.

Board comments next, Rich Lang started thanking members for discussing security to him as he sees them around the community. and those comments are heard and being considered. Then Randy H had comments about members bringing up issues with security, landscaping, and office not being manned. Discussion continued about having the manager in the office.

Presidents comments thanking vice president help. Then shared about what her goal was when becoming president of our community being like a Mayberry with 2020 features. Then about history of finding our current manager and filing both boxes of on-site manager AND property management background. How part of hiring her was changing out paper

database to electronic. She also discussed having more standard committees by using project charters.

MANAGERS REPORT: (attached) Start by saying missing being in manager office. Looking forward to being here more. Then went through attached manager report. No new members, just over \$32000 delinquent with just over \$18000 assessments. A lot of vandalism, 3 catalytic converters stolen, 3 padlocks cut, expensive bike stolen, and fencing damaged. Remember to report even smallest things to police. Don't leave valuables. Talked to Multnomah county about rats. City wont help unless video of rats eating cat food. Finishing budget. Fire Marshal items complete. Fence welding completed. Parking striping starting. Bracelet on C row being welded. Gate problems being handled by Rob. Discussed dumping items by garbage surrounds. Honey pot testing started. Don't request directly with Rob, bring to office. Thanks for members help.

Connie added not illegal to feed feral cats.

Randy H asked about budget committee working with Diana on the budget. Connie will bring up under treasurer report. Rich brought up vehicle stolen prior month. Discussion about gate unreliability. Rich brought up Century Link communication disruption to our gate system. Diana reported about her discussions with Century Link and the option of switching from Century Link to Comcast and not a good option. She would like to go to cloud based gate system. Connie mentioned more vandalism to east gate after it and difficulties getting it working again.

COMMITTEE REPORTS:

Treasurers report. Randy R working on that. Randy R then gave report that no one has shown any interest in anyone wanting that position. Then discussed how we want to make the position more oversite with time commitment in line with a volunteer position and not a lot of man hours. Rose then asked about job description and how to make it more attractive. Discussion continued about finding a Treasurer including Graham was not interested in the position but willing to help in a consultant role.

BOOKKEEPING COMMITTEE: (attached) Randy H discussed how the bookkeeping committee started by picking Pam and Sher for their experience. Randy then discussed the history of QuickBooks and AppFolio now. Committee has reached out to three bookkeepers and they are asking for temporary access to our books to evaluate to make a bid. Also discussed was if AppFolio was a good fit for bookkeeping and that will be looked at more carefully. Rose then asked if we have any money in the budget to hire an accountant? Connie said none has been budgeted for 2020. Randy R then brought up that we had discussed using an amount budgeted for another parking lot project was not going to be used and was available to use for a bookkeeper expense for the rest of the year. Diana said she is going to have a meeting with Pam and Sher to show the capabilities of AppFolio. Randy R then shared Graham is ready to grant access to each potential bookkeeping firm to review the books for a three-day period each. Randy H will inform Pam and Sher. Rose suggested other moorages must have someone and might want another client. Connie said good suggestion but not applicable for our situation. Connie said we need a budget committee. Diana is starting budget. Randy R asked for board volunteer for budget committee. Sharon volunteered and Rose volunteered to assist.

ROW CAPTAIN COMMITTEE: Jan Zweerts reported only a request for die for honey pot testing. 3 were tested, all tested fine. Also planning to start testing all pots soon.

ARCHITECTUAL COMMITTEE: (attached) Bob Shepps reporting requesting a meeting with Diana to coordinate requests with the office. Connie and Bob coordinated a meeting time. Bob planning fall walkthrough. Discussed measuring device and importance of documenting dimensions. Diana and Bob plan meeting to coordinate how committee can have access to measurements on file while doing walkthroughs. Discussion continued about owners complaining about their view being blocked by objects on other owners' docks. No regulations guaranteeing a view was reiterated many times in the discussion. Falls under being a good neighbor. Rich Sorem arrived and Connie talked with him also about setting up a meeting to coordinate the Architectural Request process. Connie and Rich discussed how to coordinate the past process of paper

with working with AppFolio now. Randy R then asked clarification about how the ARC is recording slip dimensions. The bylaws state a slip is defined from the attachment that shows current slip sizes on the date of the buyout (attach B), but the ARC is saying they are using current dimensions to put on the certificate. Bob stated the idea is not to change the intent of the bylaws but instead to record something on the certificate where it has not been before. Randy H and Rich S both reiterated the importance of having the length on the certificate. Randy R then asked for clarification what issues are handled by the ARC and which are HMC. Alex Alexander clarified that it has to do with the buyout. If its area from the buyout then its ARC, if its outside of that, then HMC. Bob then clarified inside or outside of certificate measurements.

SECURITY COMMITTEE: Diana went over PGE changing lights in parking lot to LED. Ramp lights changing to LED. Randy R then discussed meetings with multiple security vendors getting bids for enhancing security and that we are looking at funding thorny bushes along the fence row.

HARBOR MASTER COMMITTEE: (attached) Discussion of house number plaques that go in front of the houses. Request members to put plaques on the walkway so its standard. Those plaques do belong to the moorage. Alex discussed the walkthrough coming up and assessments for infractions.

A ROW PROJECT: Connie having a meeting with John Deppa, Jim Ryan, Diana and Jesse Fox October 21st. Going to discuss fine line items of bid with Jesse Fox create a timeline for engineering and then Jim and Connie working on voting timeline to approve project. Out of timeframe for this year. Looking at May/June next year.

UNFINISHED BUSINESS: Connie started with action item of amending bylaw article III section 5 electronic bylaw. Connie has been discussing this in past emails to owners. Randy H made motion to go ahead with electronic voting ballot be sent out. Sharon seconded. Randy H-Y, Rose – Y, Rich – Y, Sharon – Y Connie – Y. Sharon asking about timeline for this. Connie says wants to get done by Thanksgiving. Sharon asked about AppFolio having voting app and Diana said it is not quite ready yet.

NEW BUSINESS: Connie stated to be thinking about nomination committee.

MEMBER COMMENTS: Joy reminding that before Covid we had a problem with members stopping in and chatting with Diana too much. And that she is incredibly happy with the service she is getting from the manager. Ron Schmidt commenting on board doing a good job during pandemic. Then wanted to talk about WOO. Ron wanted to encourage greater JBMI participation. Then Joy wanted to comment that when she was on the finance committee, other moorages reached out to us for advice. She encourages looking to Schwindt. Ron then recommended Dorie Roth for bookkeeping. Randy Hauth then wanted to bring up how much Rob is seen talking during working hours. Recommended more direction for Rob. Randy H then commented security guard is not effective. Rose then wanted to speak on Robs behalf saying that half his job is to find out about what is going on. She says he is a communication conduit.

Connie then asked Diana about meeting with Securitas Manager Jake. Diana stated she was not impressed. He asked what he needs to do, but this is the 3rd time he has said this and there have been no changes. Randy Roy then added we are looking at other companies now and coming up with a vetting process.

Executive Session: Connie then moved the board to executive session for discussion about continuing 2 assessments.

Returning from executive session a motion was made to proceed with continuing 2 current assessments. Then it was voted on. Sharon-Y, Rich-Y, Randy H-Abstain, Rose-Y, Connie-Y

Adjourn at 8:40PM

Respectfully Submitted

Randy Roy, JBMI Vice President.