

**ORIENTATION/EDUCATION BOARD MEETING  
MAY 12, 2020  
CONDUCTED VIA ZOOM**

**BOARD MEMBERS PRESENT:** Pres. Connie Johnson, Treas.Linda Haseman,, Sec'y Suzanne Schmidtke, Directors: Mark Thommen, Randy Hauth, Rich Lang, Jennifer Taylor, Sharon Cochran, Rose Kowalski.

**MOORAGE MGR.,** Diana Rider

**BOARD MEMBERS ABSENT:** VicePres. Angie Hill

**MEETING:** Connie opened the meeting at 6:30 PM and asked the Board Members to introduce themselves. She went on to state that the purpose of the meeting was to introduce Diana to the Board and familiarize members with what she does as Moorage Mgr.

Diana picked up and stated that she had worked as a property manager for many years and had a good 28 years of extensive experience with multifamily housing and is quite familiar with Fair Housing rules. In addition to property mgr., she has been senior mgr., as well as District Mgr. She is excited to work in the Moorage which is the first time she has worked for a floating home community and is looking forward to getting to know everyone and to develop effective team work with the Board. She added that she truly takes her job seriously and that she has a track record of improving properties with operations, increasing value and building communities.

One of her first changes here was to acquire AppFolio because it is software she has had many years' experience with and which lends itself really well to multifamily settings. It has a high level of security and will be useful, e.g., Treasurer's reports. She went on to talk about renters who she believes need an information packet when they move in so they are better familiarized with our rules and regulations, including pet policy and parking. She then brought up that she had not been aware that in spite of the fact that she has a budget, she has to get Board approval when she wants to make changes, especially if they involve money. She would, for example like to remodel the office, but hasn't gotten bids yet, but has gotten bids for more car ports. She noted she could use an assistant at this point along with updated office tools/equipment. She also said that she now understands how important it is that she and the Board work closely together,

and indeed need to have open and frequent communication to ensure that all are on the same page.

Linda has resigned as Treasurer but will use her skills in human resources, and will work with Diana on bookkeeping though Quickbook is not the best system. It should be much more enjoyable.

Mark said he is thrilled with Diana's skillset and feels that she is a huge asset. He went on to talk about the bylaws and that the Board Pres. really can't be Chairman of the Board. Connie said she's been looking at the bylaws and the role of officer/president, but would like to work on it later.

Rich brought up the idea of adding proxy votes which might result in a higher voting ratio closer to 100% and would like to investigate the issue some more.

Connie reported that she and Diana have been in touch with Jim Ryan who would like to phase out his participation in the Security Committee and A-Row.

Some discussion regarding moving Moorage member Q/A to the end of the Board meeting ensued. Connie would like try that arrangement to see how it might work.

She reminded members that we have the following Committees, and that all have reports that need to be submitted in advance to the next Board Meeting: (1) Architecture, (2) A-Row, (3) Row Captains, (4) Security, (5) Harbor Master, plus Moorage Manager's Report.

She added that Angie Hill has resigned as VP, and that Connie would like to keep it open for a while. She will make an official announcement in next Board meeting.

Meeting broke up at 8:30 PM.

Respectfully submitted,  
Suzanne Schmidtke  
Secretary

