

JBMI BOARD MEETING MINUTES

NOVEMBER 19, 2019

MEMBERS PRESENT: Pres. Jan Zweerts, VP Connie Johnson, Treasurer Graham Perkins, Directors: Deb Bowe, Sharon Cochran, Jim Ryan, Sec'y. Suzanne Schmidtke.

BOARD MEMBERS ABSENT: Rose Kowalski.

MOORAGE MANAGER: Sarah Joy

MOORAGE MEMBERS PRESENT: 1645, 1665, 1805, 1817, 1893, 1927, 1975, 1983, 2035.

Jan called meeting to order at 6:40 am, reviewed the safety procedures, as well as the rules candidates but has had no response. Another member offered to help with Columbia Crossing with whom he has a connection, and went on to thank Jan for his work. There were guiding member comments. Roll call was completed, quorum present. Sharon motioned to accept 10/15/19 Minutes. Jim and Jan abstained, Deb seconded, Deb, Sharon, Graham, Connie accepted the motion. Motion passed.

BOARD MEMBER COMMENTS: Jan noted that Sarah has developed a security proposal that the Board need to read.. It turns out that the fence is partially owned by the City and Columbia Crossing which also includes access to the Storage Area all of which we need to consider as we peruse the proposal. Jan also stated that he will not run for President again. He added that he is really sorry that Sarah is leaving and feels that the Moorage has lost its community spirit. He went on to remind us that we need to establish a nominating committee in preparation for Board elections at the Annual Meeting on Jan. 21, 2020.

MEMBER COMMENTS: A member said she had been reaching out to potential Board complaints about the parking lot especially at the East end of the Moorage where vandalism has increased.

MOORAGE MANAGER'S REPORT: Attached and submitted by Sarah. Sarah offered an update about the Bylaws Vote. Jim submitted a motion to extend the bylaws deadline to 12/31/19, but amended the motion to extend the deadline to Jan. 17, 2020. Deb seconded the motion. Discussion ensued. Sharon volunteered to create a letter to all members notifying them of the extension to be sent out next week. Sharon seconded Jim's motion. All agreed. Motion accepted.

Connie brought up the issue of earthquake insurance which had been tabled last month. It costs \$11,000 annually. We have been carrying it for land property but not for the marine area. Current replacement would cover our infrastructure up to 9 mill. Dollars. Jim motioned to accept the new policy. Sharon seconded. Jan was stressed that our current bylaws note that

the Board must strive to do the best it can on behalf of the Moorage. All in favor of Jim's motion. Motion passed.

TREASURER's REPORT: (attached) Graham reviewed the proposed 2020 Budget . Recommendations for 2020 were as follows: 1) That we approve budget for operating expenses of \$745,000 as submitted; 2) increase carport rental from \$25.00 to \$35.00 per month; 3) maintain slip fees of \$400 per month. Additionally, we must look at "Emergency Fund" to develop a useful definition. Jim moved to accept the budget as proposed. Sharon seconded. Discussion followed involving installation of cameras next year which will require approval by a simple majority of members as it is considered a maintenance item. All in favor, motion passed. Regarding the proposed Reserve Fund, Graham added a Resolution (attached) which establishes a separate Reserve Fund for the purpose of funding special projects and replacement of Moorage infrastructure such as 91 pylons, repavement of parking lot, and Row A work, plus B-F replacement. Jim moved to accept the resolution as Written. Deb seconded. All accepted and the motion passed. Graham left the meeting at 8:10 pm . He informed the Board that he would be away all of December. implemented. Jim moved to passed. can be implemented. Jim moved to accept the 2nd Reading Parking Proposal. Sharon seconded. All approved, motion passed.

PROPOSED RULE CHANGE: (attached) #16 Resident Tenant Screening All prospective tenants and/or residents shall be subject to resident tenant screening prior to occupancy. STR shall not be allowed to be advertised for less than 3 months. #14 Failure to comply with the Associations Resident Tenant Screening Policy and Rules may result in assessments of up to \$500 (per day). Sharon moved to accept the change as proposed. All agreed and the Motion passed.

SECOND READING PARKING PROPOSAL (attached): Sarah reviewed the highlights: Boat trailers, U-Hauls, Pods, RV's, will be given short term permits, guests can park up to 21 days. Members can have a maximum of 4 cars. Signage galore will need to go up before the Parking Policy can be implemented. Jim moved to accept the Second Reading Parking Proposal. Sharon seconded. All in favor. Motion passed.

LANDSCAPE COMMITTEE: No Report.

ARC COMMITTEE: No Report.

HM COMMITTEE: Report attached and reviewed by Alex Alexander.

MANAGER SEARCH/HIRING: Connie reviewed her efforts and noted that an ad had been posted with indeed.com and that 30 applicants have responded. Sharon offered to help screen applications. Next steps are phone interviews with the selected applicants and then face to face meetings with preferred applicants.

At 9:05 pm the Board moved into EXECUTIVE SESSION with remaining Board Members and guests Mark Thommen and Alex Alexander, to discuss harassment issues and delinquent assessments .SESSION broke up at 9:35 pm and returned to regular Board Meeting.

Jan moved to adjourn the meeting at 9:45 pm. Connie seconded. All agreed. Motion was accepted.

Next Board Meeting is also the Annual Meeting and is scheduled for January 21, 2020 at 6:30 pm at the South Shore Club House.

Respectfully submitted, Suzanne Schmidtke, Secretary