

**JBMI BOARD MEETING MINUTES
JULY 21, 2020
VIA ZOOM**

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

MEMBERS PRESENT: Joy Hoffacker, Nikki Charlton, Sarah Ross

PRESIDENT AND BOARD MEMBER COMMENTS: Connie called the meeting to order at 6:30 PM with roll call of the following: Randy, Linda, Mark, Jen, Rich, Rose, Sharon, Connie, Suzanne, and Diana. Quorum was acknowledged. Connie moved on to review Minutes of 6/16/2020 and 6/2/2020.

Rose moved to accept 6/16/2020 Minutes, Sharon seconded the motion, Board Members in favor of the motion. 6/16/2020 Minutes approved. Mark moved to accept 6/2/2020 Minutes. Randy seconded. Board members approved the motion. 6/2/2020 Minutes approved.

Randy asked for time to express how optimistic he feels about the 3 months the Board has been working together. Diana has now been with us about 6 months plus. All have worked very hard and all feel very responsible to members. Give us another 3 months to show what we can do.

Rich added that it is really great to work with so many motivated people who are putting in lots of effort and energy. In the process we are also learning from one another.

Mark stated he intends to spend the next 3 mos. making use of his project manager background and teach that kind of thinking: plan, execute, and resolve the project and then hopefully, learn from how it worked out. F. Ex. We had two house moves the last 2 days which were not well done jobs.

He suggested it might make sense to set up a special meeting re 1831 with all involved to come up with a timely plan and figure out a schedule and with the 6 mos. we have left, set up priorities.

Linda noted that it takes a while to get into a new situation. For her it works if she keeps asking questions, and keeps trying. We all have special skills. We are on the cusp of good things and will get better in time as a group.

President Connie said we will have no chat in this meeting but will move on to Moorage and committee reports.

MOORAGE REPORT: Delivered by Moorage Mgr. Diana Rider: We have _____ new members, a homeowner, and a renter who will be here for a min. of 3 mos. and who has been vetted. We have \$26,900 plus in delinquency. We've had no recent vandalism. We are Making progress with the AppFolioPortal. On Fri./Sat. We had a fire hazard which had been smoldering for a while , something we must be alert to as a fire can smolder in our logs for a long time causing a great deal of damage in the process. She noted that there is a house move coming up for which she would like a specific plan as she likes to respond right away We had a fire inspection which went well . A report will be sent out to the Moorage membership . According to the fire marshall we need maps of the Moorage at the entries. The firemarshall also demanded that ash trays with sand be placed for smokers in the areas on the ramps where the bulletin board and emergency equipment are stored . She would like to invite our landscapie manager to the next Board meeting. We are working on the parking permits and guest passes and are considering passes for contractors which homeowners might purchase . Discussion ensued to be picked up at a later date.

TREASURER'S QUARTERLY REPORT: Delivered by Linda Haseman. Garbage pick up rates have increased. Payroll as well. OR Revenue has informed us that Trimet taxes are not required by nonprofits. 2nd quarter will be discussed at the end of July.

ROW CAPTAIN REPORT: Delivered by Jan Zweerts. Report attached.

ARCHITECTURAL REPORT; Delivered by RichSorem. Report attached.

HARBOR MASTER REPORT: Delivered by Alex Alexander. Report attached.

SECURITY COMMITTEE REPORT: Delivered by Jennifer Taylor and Rich Lang. Report attached. Rich and Jennifer. delivered a very thorough

Report with security measures listed from the least expensive to the most costly. Their plan is to try to start with some of the least costly ideas to get the program going. For example, all PGE lights can be upgraded to LED Bulbs which is free to us as there is no cost to upgrade. We can also get PGE to add lights @ \$20 a piece. Signs on fences will be placed higher up (currently being used to climb over the fence). The real estate bulletin board outside will be moved as it is telling people where the empty homes are. Trees around the lights will be trimmed along with other landscaping changesSome small plans to move toward to defensive fencing, ie, landscaping changes such as planting Hawthorne bushes which are prickly and painful and not easy to get through or pyracantha which is similar as suggested by Rose .

Jen is still getting estimates for some of the ideas, especially the cameras which may also require member vote.

Rich noted that the Dept. of Transportation uses the cameras we are researching.

Jen would like board approval to focus on the low dollar items: Signs, lights, razorwire, and PGE led lights and additional lights which was obtained.

A ROW PROJECT REPORT: delivered by Connie Johnson. Report attached. Have received 2 bids and a third which is an electrical bid at \$438.

UNFINISHED BUSINESS: Connie brought up the earthquake insurance issue which went from \$11,000 to \$33,000 and essentially got tabled during the winter months. Further research is required to find out why the massive increase in price. Sharon motioned to table earth quake insurance until 2021. Jenn seconded the motion. The Board agreed.

NEW BUSINESS: Mark suggested a legal review to decide if we want to continue with our current attorney. The Board appointed Diana and Linda to develop a series of questions, to help us decide if we want to continue working with Ryan Harris. Mark will follow up with a hard copy of his ideas.

BOARD MEMBER AND MEMBER COMMENTS: Connie reminded the members that they each have 2 mins. For questions.

Jan brought up the issue of the fires. If you see a fire call 911 first.

Do not try to extinguish anything yourself. The log in question had evidently been smoldering for a couple of weeks.

Ron Schmidt expressed his appreciation for what everyone has done already.

Alex thanked Jen for her incredible presentation. He agreed that the East Gate is too tight with bushes and median. He also thought that all ramp emergency boxes should be labelled and that all slips should have clearly visible numbers on them. Most slips do have numbers but a few don't.

Randy thanked Mark for being so involved. He noted that the VP position needs to be filled and he volunteered to help find candidates..

EXECUTIVE SESSION: AT 9:20 PM, Connie recommended that the Board and Alex retire to Executive Session to discuss rental violations, HMC violations, employee review. A brief break was allotted before the meeting started. At 10:50 PM Executive session ended, and the Board returned to regular Board Meeting.

REGULAR BOARD MEETING: Members returned and Connie motioned to offer Diana dental insurance, her choice of the Kaiser plans. She could use overtime as comptime. And should be given a proper job description. Plus think about how she can use an assistant. Rose seconded. Board in agreement. Connie also motioned to proceed with previous assessments. Rose seconded. All in favor. Mark agreed to continue the work on the legal review. At 10:55 PM Jen motioned to adjourn. Mark seconded. All remaining Board members agreed.

