

JBMI Board Meeting Minutes
October 19th, 2021, at 6:30 pm
Via Zoom

Board present: Connie Johnson, Randy Roy, Sharon Cochran, Sarah Ross, Doug Wells and Joe Nelson

Not present: Trisha Stackhouse and Jennifer Taylor

Minutes of the September 21st board meeting was approved.

Board and President comments

Connie Johnson note that fall is a busy time for the board to complete year end duties. Connie announced that she would not be running in 2022.

Joe Nelson announced that he is heading the budget committee and the format.

Doug Wells said he would save his comments for the appropriate agenda item.

Manager's report - See attached

Sharon Cochran thanked Diana for getting trees for the moorage.

Treasurer's report - Trisha not present. Members received balance sheets and P&L in the meeting packet.

Committee reports -

Jan Zweerts not present for Row Captains

Rich Sorem not present for ARC.

HMC report - See attached

Security committee - Connie announced resignation of Jennifer Taylor from the board. Connie announced the security fence ballot results. The total votes of 110 were Yes-62 and No-48. Connie made the motion for the board to approve the alarmed fence project. Joe seconded and board approved unanimously.

A Row project - See attached

Connie noted that the cost of A row exploration of design and permits was \$45k.

Doug asked about the bridge element in the proposal.

Joe mentioned the other contractors are scheduled out for another year. Joe liked the Harbor Services would do it this year.

Connie made the motion for the board to approve the repair for \$27,500 from the reserve fund. Joe seconded. Board approved unanimously. Doug expressed his approval of the work that was done on this project.

Harassment policy - Sharon noted that the policy is still in legal review.

Doug asked about the scope of harassment coverage to members.

Sharon answered that the lawyer's recommendation was that we not cover everyone, only employees, board members and committee members. Members are covered by other state and federal laws and that broad coverage would not be good for the moorage.

HUD update- Connie read “Through advisement of our counsel, I can report that HUD found no cause to continue with the filed complaint.” Connie said that is all that can be said at this time.

Slip boundaries - No report. Doug Wells asked to discuss the width and length on certificates and moving forward to look at that. Connie noted that the history in 2017 was to add width and length to the certificate.

Portland Water Bureau project- See attached

Connie informed members of the Oct. 21st zoom meeting with a presentation from the Portland Water Bureau about the new water main that impacted our parking lot.

Neighborhood watch - Joe Nelson

Joe noted that some members are not waiting for the gates to close and to be aware of people on foot sneaking in and to report it. Connie asked Joe about how to report it. Joe mentioned the JBMI Security Alert channel on the Zello app. Nighttime to report to the security guard. Randy Roy also added the if you do see someone and confront, be courteous. If you don't want to confront, watch them and if they don't appear to be a member or a guest, call the JBMI emergency number for Diana to alert members on Zello of the incident. If the trespasser is looking in vehicles, call 911. Possible crime in progress draws more reaction from the police and more likely for assistance. Diana told her incident of vigilance at the west gate and deterring someone waiting for opportunity with the open gate.

Suggestion Box - Doug Wells

Doug explained the current practice of suggestion boxes at the office and replacement of a new locked box. Doug talked about current suggestions that he was aware of. One, that Columbia Crossings storage adhere to the same gate rules as our members do. Two, to have the monthly board meetings to go to members' calendars. Third, vacation schedules of staff to be reported sooner. Fourth, more advance knowledge of changes. Example was locking the bulletin boards and changing the practice in advance. Fifth, the association giving the appearance of association endorsement of another non-profit or group.

Suggestion was to not do that but to introduce them and allow members to be able to choose their involvement. Doug noted the Hayden Island Community Safety Initiative as an example. Connie asked if there was an electronic version for a Suggestion Box. Doug will look into it. Diana said that the email about the Hayden Island CSI was sent to members to inform them. Connie commented that Hi-Noon reports used to be on the past agendas to keep members informed of island concerns. Sarah Ross commented on being open to other island groups that could help given our current situation.

Committee for electric car charging stations - Connie explained that there is an interest in our community for electric car charging stations. The interest will move our community forward.

Hayden Island Community Safety Initiative - Randy Roy

Randy explained the history of the Hayden Island Neighborhood Watch and how it worked. Limited commitment from this group to answer to crime on the island. made a difference but it fell short. The West Hayden Island moorage to our west, contacted Randy and Traci Roy about a solution for crime on the island. Randy discussed the crime impact on businesses on the island. Randy discussed the reporting of crime and the impact of police coverage would increase and needed data. Randy talked about uniting the 15 private security forces currently on the island now. Randy explained the need for the island wide security and how the enhanced service district known as Clean and Safe could be a model for the island. Randy noted the open meeting of the group on Oct. 28th at Oxford Suites and the speakers.

Sarah Ross talked about Kimco's responsibility and Doug asked about the CSI group ability to connect with city hall. Randy explained the the groups objective was to unite the island.

Members Comments -

Alex Alexander - asked about island wide radio communication channel and mall installation of electric car charging stations.

Marshall Potts - talked about state laws of security engagement and the crime impact on the island.

Nikki Charleston - asked about the \$80k mentioned in the Portland Water Bureau easement and the board knowledge of previous repairs on A row. It was clarified that the 80k was an offer from the city for the easement and board will look into previous work done on A Row.

Gina McGowan - asked has there ever been the thought to close the east gate in nighttime hours. Randy answered about the discussion with east end residents.

Ron Schmidt - thanked the board and volunteers. Concerns of resigning board members and the process of the electric fence moving forward.

Paul Schornak - asked about removing the canopy on A Row and people blocking sensors on the gates to reconfigure. Noted sign removal on fence as a step hold for climbing over and concerns of the 12v line being cut. Connie noted that all the electrical service for the homes run on top of the canopy. Diana noted that signs have been moved up and Randy noted the program with the outward moving gates.

Amanda Nicusor - commented that she appreciates that Connie is not running for president next year. Commented that the non disclosure period on

discrimination has not passed and a violation of law. Asked if we donated money to Hayden Island CSI and how Randy will get us money as Sarah Ross stated. Amanda said that it is inappropriate for Connie to submit the minutes for the meeting on 9-11 as it is against the law for the president to do this.

Communication to the members about the I-5 replacement and the 1.1 reserve fund not being used to replace A row.

Sarah Ross clarified her comment concerning funding and Hayden Island CSI
Linda Haseman - commented about confusion on CSI donations and agreed with island communication. Concerns about HMC not having updated registrations on 13 vessels and only 1 HMC assessment listed on the agenda. Concerns of the \$19k in assessments not being collected by the board. The homes in poor condition being able to have insurance. Diana answered that there was \$17k in slip fee delinquency.

Randy Hauth - Commented on the structure of the members comments not being uniform on talking time and questions answered. Commented about 2 other members being assessed for harassment of employees and the harassment policy lack of completion. Questioned members being assessed with no policy to use as a guide and without those members knowing what happened. Cautioned board to use due process. Asked the manager's weekly report for the board go out to all members.

Board moved into executive. Connie recluses herself from the HMC assessment portion.

Board reconvened into open session.

The motion for the manager to proceed to file a lien on 3 months of delinquency in slip fees without an agreed payment plan.

Board passed the motion unanimously.

The motion to give the manager an 8% raise in 2022.

Board passed the motion unanimously.

The Board noted to schedule a hearing on the harassment of employees.

Meeting adjourned at 9:12 pm.

Respectfully submitted

Connie Johnson