

BOD Meeting – September 21, 2021

Meeting Minutes

Presented by Sarah Ross

Connie Johnson started meeting

August 7, 2021, and Sept 11, 2021 – Connie asked for a vote to approve minutes. All approved. Minute passed.

Waiting for John Scott to join us.

BOD member comments

Doug – Committees, plant seed, to help with board member work. If there is another committee, an idea, like rules, communications etc. Might propose someday to board.

Joseph – he has been on boards for 30 years, president of ne, school board member and chair. Lots of experience. Concerned about conduct at last meeting. Good advice for productive meeting.

- Its okay to lose control of a meeting.
- Proper conduct
 - President can ask no one speak unless called on
 - State our opinions once, unless everyone else is done then a second chance may happen.
 - Be respectful, don't belittle
 - Raise your hand in reactions tab
 - Interruptions should be gaveled to stop
 - Be prepared
 - Timekeeper person – 1 two-minute time
 - End meeting if out of control and go into executive session
 - 3 members can override agenda if president doesn't want it on it based on time.
 - Must be before agenda is finalized
 - Representation should be positive

Sarah – wants to know the purpose of recording the meetings, the impression was it was for creating the minutes. If that is not the case, she may recommend no longer having recorded minutes and or getting back to in person meetings.

Board President Connie

Very proud of all of the members trying to build community. It has been a long week and month. We have a lot of new members and appreciate how much they want to get involved. Their energy is infective. Love to see online the community be part of security efforts. Still have great opportunities, read your rules your bylaws. Love what I see. She stands by the fact that all members are responsible for their own actions.

Diana's Manager Report

Any BOD questions. Nothing said. Joseph supports pressure washing until late summer or early fall to do it now because of smoke and such. Happy accident.

Trisha – treasurer

Provided balances. See report. Net income does not reflect just under 100K for property tax and accrual. That is why that amount is still showing in the financials. Second quarter is fully reconciled. Connie made motion to approve the second quarter financials. Joseph second the motion. Sarah – yes, Doug – yes, Joe – yes, Sharon – Yes, Connie – yes.

John Scott – Insurance Broker

Insurance renewal – any questions before we move forward?

Premium rate comparison – everything is final except the Management Liability. They are still shopping and should have a final amount in a few days. He will forward to Connie once it is finalized. Overall, about a 4.7% increase, consistent with what they are seeing in the market. Reviewed the coverage and explained what each area covers.

Connie asked when management liability will come in. John said before the end of the month. Procedure wise – she is concerned about the BOD approving the cost by Oct 1, John said it would be okay they have some latitude.

Carriers pay attention to fires, property crime and such.

Joe wanted to verify if neighborhood watch has any coverage. If there is negligence yes, otherwise no. Jones act only covers vessels and specifically employees.

Sarah asked if price would go down with electric fence. John said maybe long term but not immediate. Thinks it is a good idea. He will ask and see if there is any credits. He requested to see the proposal.

Row Captains Report

Ron – Revamp administrative side and Diana is going to help. Specifically, checking all of the honey pots. Too many emails, too hard to keep up with it all. Create specific email and inform Jan when needed.

Architecture Committee

Rich said his report wasn't included in the BOD packet. Request form – topic – length of projects needs to be included and if permits were obtained. Both need to be in the form. In process of walkthrough and will submit report to Diana. Diana will send out a email to all about the walk throughs and what is required.

Small full of members who are not keeping up with their homes, continue to be on the same report. What does the board want to do about these homes?

Diana will update form.

Sharon asked Rich what he wants the BOD to do specifically? Rich will make a recommendation for each issue.

Harbormaster Committee

Any questions? None. Alex added that we have one to discuss in executive session for noncompliance.

Security Committee

Randy asked if there are any questions. Mike from the security company. Rates will be held until December. Due to lack of staff has to increase rates. Currently 25 to December 27 and then June to 28.

New guard is very good.

Connie says we need to get a proposal from Mike so she can get it into the budget.

Talk about the Security Ballot asked Connie to Randy.

Randy put out a white paper and to add to that he experiences the voltage, and it is so low you can't feel it. The visual aspect of it helps as does the 140 decimal siren, can set the direction of the siren. They monitor and call those on the list.

Having a fence, the guards can expand their watch to include the docks. Daytime is a challenging time as well. Gates are another vulnerable area.

Doug – wants to see data from last year to present. Wants to see the numbers. Jennifer has that data and can update it for everyone.

Joe- In full support of the fence. Wants lights on all of the time. Too sensitive. Keep on for cameras and better coverage.

Doug – looking for ideas to stop walkers from gaining access. Maybe a shoot or something. Columbia Crossing is easier to work with but Kimco is not as good to partner with, other than the guards. Need to look into this further.

Connie asked Jennifer to explain costs – put moorage office on the market is one way. Increase the dues would be another option.

A Row Project - Connie

No report – Jessie Fox to get us proposal on getting the dock roof fixed. Should have it next week.

Doug – wants the tip on M row fixed. And a piece on A row. Doug will send a specific request to Connie to ask Jessie.

Harassment Policy Sharron

Please read it and forward updates back to Ryan. Jennifer asked if there were any comments. No comments reported. This needs to be a priority per Sarah. Connie we will put for a vote next month.

Legal Updates

Jennifer asked Nikki to update. She said the issue at hand needs more work.

Buoys and signs - Sarah

Five grand for 10 buoys. Put into next year's budget.

Neighborhood watch – Joe

Going well, wants to see people adopt specific areas. He is still seeking folks to concentrate on specific areas at different hours.

Sharon – concerned about neighbors being kind when they approach people. No further issues per Joe.

Finance Committee

Jennifer asked to be the board member on this committee. Connie will send out a request to committee members.

New Business

Connie made a motion \$92,581 to pay for the insurance for 2021. Doug second the motion. Jennifer – yes, Sarah – yes, Doug – Yes, Joe – Yes, Sharon – yes, Connie – yes.

New Complaint Committee

Margaret Puckett

Heidi Hansen

Ginger Navrides

Connie met with all three of them yesterday. Each has HR experience.

Suggestion Box – Doug

Its on the wall of the office, he will collect the weekly ideas and present them on a weekly basis. Get them out to the board for consideration.

Doug made a motion to collect the suggestion box weekly with the ideas. He will present this out to the BOD. Sarah second the motion if the data is tracked.

Diana offered to help as well.

Sharon likes the idea as does Jennifer and maybe once a month instead of weekly.

Sharon – yes, Jennifer – yes, Sarah – yes, Joe – yes, Doug – yes, Connie – yes.

Member's examination of JBMI records – policy needs to be updated as it is not clear. Wants to champion a chronological list of expenditures or receipts during office hours. Diana has to go through the P and L with the owner rather than having it in a binder with the printed receipts. What is required to have this capability. Doug makes a motion to investigate what is required to include chronological list of expenditures and receipts that could be available to the members. Jennifer second for discussion purposes. She went on to add that the software used can already perform the need he has requested. One just needs to understand how to get it. She doesn't like the idea of a binder; it is too much of a waste of paper and costly. Sharon stated that the bylaws would have to be changed. Randy says Diana does too much already. Connie doesn't think it necessary to go through it again as it what was looked at previously. She said Graham Perkins wrote this one page Doug spoke about but the bylaws say something slightly different. Joe wants an periodic audit to make sure things are done properly. Jen said we have an accountant looking over our books on a monthly basis.
Joe – no, Sarah – yes, Jennifer – no, Sharon – no, Doug – yes, Connie – yes.

Member Comments

Marc Vermbaum – Impressed by the board, committees, and all of the activity with lights and cameras. Concerned about security proposal. New investment is significant. I have not gotten a ballot yet.

Questions:

1. Is this a physical augmentation of the current fence or a stand alone fence.
2. How does it stop the over and under issues?
3. Will the noise decibal comply with local agencies?
4. How far apart are the noise speakers from each other?

Does it get alarmed with plants, trees, shrubs?
Diana timed him out.

Nikki - Graham wrote the one page based on statutes and it might be helpful for Doug to review. Keep hearing about A row fixes, does the BOD know how much money has been spent on A row in the last five years.

Marshall Potts – Security Comments – Columbia Crossings – what do they do? What do we pay annually for repairs, service calls etc.

Randy – Columbia Crossing is not taking their security needs very seriously at all.

Ron Schmidt – No wake buoys, OSMB and the navigation group of Oregon. No pencil buoys. He is opposed to ten pencil buoys.

Richard Slackman – security – worried about the mediums on the East Gate. Does the new fence fix that?

Randy – Fence is ten feet tall, on the gates and the medium.

Alex – Call the police for trespassing when they are in the moorage. Hi on the dolphins, where they could fly. Harassment -does it cover the members of committees?

Sharon – yes it covers committee members.

Board goes into Executive Session....

Board reconvened and no motions were moved on.

Meeting adjourned at 9:34pm.

Respectfully submitted,

Sarah Ross