

1. The Reserve Study, which will give us a much needed picture into the expenditures we will have re: replacements, repairs and maintenance of common areas for 2-30 years from now, is crucial to our financial well-being as a moorage. Unfortunately, a thorough one, by professionals, has never been done in the past 20 years. We soon will have the reports. We can now base our budgets for the future on solid evidence. Will it cause great concern in that we don't have enough to cover future expenses? Or will it give us confidence that we are financially able to handle future structural issues without concerns and without raising our moorage rates or requiring a sudden expensive assessment of all members across the board? I suspect some of both.

There are two ideas to consider as sources of funds for the moorage Reserve Funds which I supported this past year, but people in charge of the first activity apparently did not; selling the office float house which would provide a sizable influx of dollars as well as providing a monthly income to us. The other is selling our empty slip which has been for sale for over seven years now! Again, this would provide approximately \$100,000 to our accounts and another monthly income. If we do those things in the next year or so, it would greatly enhance the likelihood that we would not *need* to raise our moorage fees. If, on the other hand, there is a report indicating we need more funds in the Reserve account, there are ways to deal with this in smaller increments to each of us personally over time. I also am in support of looking at ways to provide support to members to whom an increase would cause greater distress such as donations to a general fund for the same.

I believe in any case, we must be made aware; our fees are still very low compared to almost all other moorages in the area. That said, my goal is to explore all avenues to keep it that way yet keep our moorage safe and our properties valuable so we all can continue our unique life style. I will do everything I can to make it so; for instance, I am working with the City of Portland to remove the "Storm Water Fee which costs us \$30,000 a year.

2. Mooring Rules: I was invited to attend (as were all members of JBMI) the Mooring Committee meetings last year. I was very impressed with the people serving on this committee as well as their careful consideration of every point raised. The Mooring Rights and Rules have given more rights to us and made us safer as a whole. I even received a "thank you" and praise for our instituting them from Ray Pratt, Portland's Harbor Master. You bet I will support them.

3. Communication continues to be a problem. This year we instituted email and emergency texts. I have written a monthly letter to all members. We post notices on the board. While I have been advised by legal counsel that as President, I should clarify briefly any information that is inaccurate and request/encourage members to come to the Board meetings, perhaps we need to be more active on the Face Book page. However, that doesn't reach all our members. I would entertain the idea of some method of communication from members, perhaps a better box for anonymous (if desired) comments and questions for the Board. Information should not be dispensed from the office manager but rather from Board members themselves. The Board members must be more engaged with members personally.

The other idea that has been floated is a central area for members to congregate such as a small "club house" or common area, a place where we could get to know our neighbors and share a cup of coffee, etc. I also like the idea of "dock parties" spread across our moorage on a regular basis. The more we know our neighbors, the more we work together.

4. Management: There are pros and cons to self-management (as we have now) versus outside management. One of the main concerns for self-management is that while we think it is “cheaper”, it comes with emotional, physical and financial costs which can get in the way of serving all members equally. Unless the Board holds careful oversight of management and does not delegate their responsibilities but delegates only duties, this can result in costly legal issues as well. I have hopes this next year will be used for an upgrade of our storage system for important documents, updating of procedures and policies and job descriptions. We need to begin evaluating plans now for the hiring of Pam’s replacement so we know the best and most cost efficient way to proceed next year.