

JBMI BOARD MEETING MINUTES
June 15th, 2021 6:30 P.M.
CONDUCTED VIA ZOOM

Leadership Members Present;

Connie Johnson, Randy Hauth, Doug Wells, Jennifer Taylor, Sharon Cochran
Sarah Ross and Joe Nelson came in mid meeting.

Meeting presided over by Randy Roy Vice President

Adoption of Minutes

Doug Wells made a motion to approve the minutes.

Jennifer Taylor Seconded the motion.

No Discussion.

Passed unanimously.

Randy Roy

Is aware that there was dialog about amending the April minutes, but never got a request or details.

Doug Wells

I thought I sent it out, but ahhhhh, I will have to look.

Randy Roy

Needs to be on the agenda to make it an action item.

Make sure to forward the email for June meeting as an action item.

Doug Wells

Sounds good.

Sarah Ross checked into the meeting at 6:43

Members & Board comments

Sarah Ross

Comments about signs to be covered in unfinished business

Doug Wells

What kind of format do you want the proposed changes to minutes to be in?

Connie Johnson

Sent out board education information.

Respond in the email chain to the proposed agenda that the president sends out.

Manager's Report - Diana Rider

See Managers report.

We don't want anyone causing a conflict response to stopping at the gates to discourage tailgating.

Report to the office with a description and time so we can follow up.

Randy Roy

Any other comments about the managers report?

No.

Treasurers Report Trisha Stackhouse

See most recent reconciled P&L and balance sheets from the bookkeepers.

Everything up to date and in correct accounts.

Accruals still not accurate for insurance and taxes.

So profit shown of \$24,000 is not accurate.

We are working on ways to capture these accruals.

Account adjustment are not a proper bookkeeping procedure.

So we are looking for procedures to address the accruals.

Goal to have this reflected correctly by next months reports.

So no reports this month other than the above P&L and Balance sheets.

No comments

Moving on to row captains report-Jan not present

No Discussion

Architectural Committee Report -

No Report.

Rich on vacation so no comments.

Harbormaster committee Report - Alex Alexander

See Report

We have some business to deal with in executive session

We are caught up with 12 missing address plates.

Making contact with members and suggesting to members to move their address plates to the recommended location on the row dock.

Committee usually has the equipment to move the plates for the member if desired.

Security Committee Report -Jennifer Taylor

See Report

Trying to reschedule the appointment with fencing contractor.

Randy Roy

We had like 50 calls when we put up the signs and barriers.

People feeling the inconvenience.

Jennifer Taylor

We may be able to disable the in ground sensor so that cars do not need to drive so far forward to get the gate to close.

That is why the west gate barrier is so long...that's how far forward the sensor is to allow the gate to close.

Other wise moving the sensors costs about \$700 each.

If disabling the sensor doesn't achieve the desired result, we will need to move the sensors at a cost.

If City Water Department wants to do some repairs in the parking lot, we don't want to move the sensors until that happens...due to tearing up the parking lot again.

A Row Project Report -

Doug Wells

Wondering if as a maintenance item if we can level out the end of M row where it connects to A row.

And remove the concrete piece at the end of A row on the river side.

Connie Johnson

Let's start with that end piece first. We will do that.

Sarah Ross

Worried about the summer maintenance list that is not being done
Pressure washing, proud screws, etc.

Diana Ryder

Rob's helper is starting full time next week.

Screws and pressure washing is a priority with the maintenance crew.

Doug Wells

Can residents screw in the proud screws themselves?

Diana Ryder

Concerned about members doing it because we don't know what their qualifications are.

Or they got injured.

Sarah Ross

It is getting really bad and its all over.

Joe Nelson

Why don't we glue them down?

Jennifer Taylor

Problem is that there is wood under our composite decking and so this is never going to go away.

Randy Roy

It sounds like this is a priority.

Sarah Ross

At Tyee we had a certain number of hours we had to dedicate to maintenance each year.

Diana Ryder

We could organize work parties.

Do it row by row and have Rob supervise.

Harassment Policy Update - Sharon Cochran not here

No update from the attorney.

Nothing to report.

Legal Review Committee Jennifer Taylor

See Report

Bylaws change recommendations coming.

Randy Roy

This was not on the agenda and we need more time to discuss, so let put this on the agenda for next month.

Jennifer Taylor

We need to get this ballot out by august so that the snowbirds are here and available to vote.

Water Project

Jennifer Taylor

Any easements should be reviewed by our attorney.
Make sure that we do not harm the moorage rights in any granting of easements.

Sarah Ross suggesting educational series topics.

Brand new buoys are \$260.

Another \$150 for chain and weights

Looking at no wake signs for row fingers. 18x24"

There are a couple big no wake banners hanging around that we could put up.

Banners signs and buoys should help when we honk a horn.

Made a motion that we spend up to \$1000 for one buoy and 10 signs.

Jennifer Taylor

What about a permit for the Buoy?

Sarah Ross

Amending her motion for only signs and banners at this time and not include the buoys for \$500.

Unclear as to who seconded the motion.

Passed unanimously.

Other info from educational series

Information on website as how to report campers and wake violations.

Stuff about your waste water.

How to do recycling.

Pumping water from river to water plants.

Comments from Members

Casey Mills-

Recommends larger diameter screws with glue.

Sheryl Eaton

The no wake signs are too small.
Cant see them from across the river.
Put individual water meters for each home.
To encourage conservation.
Charge for excess water usage.

Marshall Potts

Decking and screws and railings.
Rip and replace all decking is the final solution.
Railings are not anchored properly.
Long range plan to address this.
Security is an ongoing problem.
Ingress and egress is a big problem.
Controlled access needs to be addressed.
Wake issues...coast guard? Can they help?

Alex Alexander

Sheriffs marine patrol has helped in the past with buoys and signs.
Will follow up and see what they can do.
West Gate hard to make left turn into the moorage with the barriers.

Randy Haugh

Alex identified 120 boats properly documents.
By I am aware of unregistered boats still in the moorage.

Alex Alexander

We keep a spread sheet on status of boats.
Disputes that there are so many boats in violation.

Marshall Potts

Is this really in our jurisdiction.

Alex Alexander

The authorities are not interested in this enforcement.
The authorities like what we do here to keep boats up to date.

Patty Schmidt

What are the assessments that are delinquent.

Diana Ryder

We are working to get these late fees paid.

With the pandemic people have been struggling.

We have cut this amount in half recently.

It's getting better.

We are working with members to get these paid.

Adjourning to Executive session

Connie Johnson is recusing herself from the first issue in executive session, but will return for subsequent issues.

Randy Roy

Executive session is complete.

Joe Nelson moved that we adjourn the meeting

Jennifer Taylor 2nd.

Motion pass unanimously.

Meeting adjourned at 8:32

Respectfully submitted,

Joe Nelson