

**JBMI BOARD MEETING MINUTES**  
**May 18, 2021 6:30 P.M.**  
**CONDUCTED VIA ZOOM**

**Leadership Members Present;**

Connie Johnson, Sarah Ross, Randy Hauth, Doug Wells, Jennifer Taylor,, Sharon Cochran,

**Adoption of Minutes**

**Doug Wells** made a motion to not approve the minutes due to his opinion that items were left out of the minutes that was discussed.

**Randy Hauth** Seconded the motion and asked for discussion. Discussion ensued.

**Connie Johnson**

There is some interest in a film crew filming at the moorage. We are on the short list of moorages they would like to film.

**Doug Wells**

Comments about wanting certain comments of his put into the board minutes. Really wants thing documented as said.

Motion did not pass

**Jennifer Taylor** took over running the meeting due to Connie not feeling well.

**Sarah Ross** made a motion to approve the minutes as presented.

**Jennifer Taylor** seconded.

Motion passed.

**Members comments**

**Connie Johnson** Thanked Jennifer for taking over the meeting.

**Doug Wells** would like to provide the written notes from the A row walk-thru.

**Sarah Ross** found a neat booklet that was written about floating home communities from Scappoose. Security, fire safety, fixing sump pump, etc..Also a waste transfer system that Diana will put online. Suggesting a webpage to include helpful tips for maintenance items that relate to floating homes. Also looking at no wake signs for the row ends. \$3-\$400 to get a sign for the end of each row. Buoys would be good too!

### **Manager's Report - Diana Rider**

See Managers report.

No additional comments or questions.

### **Treasurers Report Trisha Stackhouse**

See P&L January - April 2021

Account Balances...

General Fund Checking \$85,000

GF Savings \$60,000

Reserve Fund \$995,000

Emergency Fund \$100,000

Accounts being reconciled each month by Bookkeepers.

Accruals not being recorded

Bookkeeper to help with that as Tricia doesn't have the expertise to make the accruals.

Property taxes & Annual insurance need accruals.

We will need a \$21,000 transfer from the reserve account.

Pretty much on budget in all categories.

Over in utilities.

Under in Payroll due to not being fully staffed for maintenance.

Security costs high due to camera installation out of budget.

Slightly over in Professional fees and Admin costs.

Much of these over spends will flatten out over the rest of the year.

**Randy Haugh** Did the electric golf cart get sold?

**Diana Rider** Not yet.

**Trisha Stackhouse** will not be running for treasurer next year, but will finish out her term. Primarily due to the amount of time it takes outside the meetings with calls and emails from members.

**Joe Nelson**-We should discuss what makes your job so hard and design the position to be easier.

**Trisha Stackhouse**- It is the time outside of the meetings that takes so long.

### **Moving on to row captains report-Jan**

See Report.

Hope that now we are exiting Covid restrictions Jan hopes to start having in person meetings.

### **Architectural Committee Report - Rich Sorem**

See Report.

### **Harbormaster committee Report - Alex Alexander**

See Report

Unusual year with Covid and reduced access

**Sarah Ross**- Floats getting bigger and bigger and may impede access by fire boats.

**Alex Alexander**- Inflatables not in the HMC authority because they are not registered vessels.

Owner said that the large trampoline would be moved to not encumber access to the east and would deflate it when not in use.

**Sarah Ross**- When they moved it to the east it encumbered access to the east homes by the fireboat.

We need a "no parking zone".

Can we look at a rule about size of floaties before deploying.

**Alex Alexander**- Only authority they have is if it encumbers access.

Requested that the owner talk to all the near neighbors.

I don't know how to handle this?

Drawings in office about length but not width of slips.

As homes change ownership we are doing a better slip description with dimensions.

**Doug Wells**- Do we have a master document for our slips?

**Alex Alexander**- Length, but no width.

### **Security Committee Report -Jennifer Taylor**

Carport motion sensor lights on order.

Prewire is done.

New pole for ramp 4 camera to be installed soon.

East gate planter removal \$85 an hour.

Waiting on bid for gate replacement.

Denny's security is still under discussion. Offset costs?

### **A Row Project Report - Connie Johnson**

See Doug Wells Report from walk through.

With the latest discussion and town hall we are looking at a repair option.

Jesse Fox still hasn't given us a bid.

Loren Davis gave us a lot of good ideas.

Propose we look at remove the cross walkway at the end of A row and could be adding the the twist of the main dock.

We need all our ducks in a row.

Floatation is a viable option under the walkway to help with slope.

Everything we do has a cause and effect.

Must be prepared to deal with reactions to each step.

We don't have all the numbers together yet.

**Doug Wells**- Read his report.

Randy Haugh- Likes this report.

Appreciates the work!

Jennifer Taylor- What are Loren's qualifications?

**Connie Johnson**- There has to a plan for the whole thing not piece mealed.

Everything we do has a cause and effect and we need to be cautious.

We need to be concerned with safety.

Far beyond what Rob can do.

Piece mealing not advisable.

We need a cohesive proposal.

**Doug Wells**- Loren has direct experience with this exact type of dock system.

Wants to do what we can immediately.

Suggests a meeting between Loren and Rob.

**Sarah Ross**- We need someone to take charge of the project and has responsibility to their work.

Community needs to be in agreement to move forward.

We have all seen what happens...nothing.

**Joe Nelson**- Make it hard or make it easy.

Underwater inspection as to where utilities are.

Let's do the small things first and go from there.

**Sarah Ross**- We have homes on A row that are in risk of sinking and we need to be careful.

**Alex Alexander**- Can we get Loren to come to a board meeting?

People on A row don't want the assessment.

Take it as a step by step process.

**Doug Wells**- Loren has worked on this exact structure.

**Sarah Ross**- Still concerned about the process from a loss situation.

**Doug Wells**- Probably gave us a number well under \$100,000.

**Connie Johnson**- Still advocating a vender with insurance and standing behind their work.

We need a proposal.

**Doug Wells**- I get it...but there are a lot of maintenance issues that could be a good place to start.

**Connie Johnson**- Not in the moorages best interests.

**Randy Haugh**- Can we have a meeting with Loren?

**Doug Wells**- Supports this.

**Joe Nelson**- Supports this.

**Connie**- wants to trust Jesse Fox and coordinating many people.

**Randy Haugh**- Is this a concern from you or are you hearing from the A row members?

**Sarah Ross**- We need a loss analysis.

### **Harassment Policy Update - Sharon Cochran**

No update from the attorney.

Nothing to report.

### **Legal Review Committee Jennifer Taylor**

Electronic voting.

Board to notify membership if we are entering legal action.

Change board length of positions.  
 City of Portland water easements.  
 We have declined so far.

**Sarah Ross suggesting educational series topics.**

Wants to see us put up more “no wake” signs. Doug Wells-  
 Information is awesome!

Wants to see us put up more “no wake” signs.  
 Water pumps for plants to reduce water costs.

**New Business**

**Neighborhood watch Joe Nelson**

Would be beneficial to do an educational event at the gates.  
 Stopping people behind you is confrontational.  
 We need to clarify policies.  
 Do we assess fines for tailgating.

**Sarah Ross**- We had the security presentation and maybe we need to  
 post that on the website?

**Alex Anderson**- It is uncomfortable blocking folks.  
 Stories about people with road rage.

**Diana Rider**- I do send out emails.

We have new signs.

We will put them up and send out stuff when we get the spike strips,  
 etc. in.

**Comments from Members**

**Sheryl Eaton**- The floatie is 20' in diameter.

Not our position to address floaties.

Needs to be handled by office or board.

HMC should not address this and over step their authority.

Approach the A row project cautiously.

It's a liability issue.

We need a written Guarantee that it is going to work.

Could cost a lot more if we have loss of property or life

**Jerry P**- A row lived there for 29 years.

We have done floatation before and it hasn't worked.

Designed for lakes without current.

Canopy is the worst problem.

We are paying the same we deserve the same.

ADA, fire department, we are in violation of codes.

Loren is not the sharpest tool in the shed.

Why not call Randy Olson with Duck.

A row is an illegal situation.

People have tripped and fallen.

**Ron Schmidt**- Treat our reserve fund as a widows and orphan fund.

Handles a ton of maritime properties.

The exact docks we have on A row is designed for rivers or lakes.

Loren Davis has over a half mile of these docks and has the most knowledge of these exact docks.

I hear risk issues being sited.

We have slip owners with defective float systems.

I demand we enforce the bi-laws to get the home owners to fix their homes.

We don't have to have Rob do this work.

We don't need to escalate to a contractor.

Let's do what we can to make this a safe and adequate system.

**Jan**- Would like to send out more educational topics like Sarah.

On our website.

WOO too.

**Connie Johnson**- Jesse Fox has used Randy Olsen as a consult with his proposal.

**Rich Sorem**- Do we have a plan in place to address the parking lot striping and a big dip in the parking lot.

Parking stickers should all be red, not blue.

**Diana Ryder**- We are working on this.

**Alex Alexander**- Is Jantzen Ave striping in the works?

**Ron Schmidt**- Columbia Crossing is responsible for this.

**Sarah Ross**- Make a motion to follow the CDC guidelines to not require masks outside.

Alex Seconded.

**Alex Alexander**- supports this totally.

**Joe Nelson**- State still has authority over the CDC.

Do we consider that our outdoor spaces are not crowded ?

**Sarah Ross**- Many business are not wearing masks.

When outside be courteous.

Not seeing anyone wearing masks.

**Jennifer Taylor**- I can get from my car to my house without meeting anyone 90% of the time.

Passed unanimously.

### **Adjourn to Executive Session on Assessments.**

Slip owners removed (placed into waiting area) from zoom meeting.

No notes taken during executive session.

**Connie Johnson recused herself** from executive session for the first issue.

Discussion about why Connie Johnson recused herself.

No clarity was given or appropriate.

### **Jennifer Taylor will run executive session.**

### **Board reconvened in general session.**

Board to vote on the matter discussed in executive session

A float is in violation of the clear water area.

Attempts have been made to mitigate without success.

**Motion made by Jennifer Taylor** to continue the assessment of \$250 fine as recommended by the HMC.

**Joe Nelson seconded** the motion.

**Motion passed** by majority.

Meeting adjourned 9:10 pm.

Respectfully submitted



Joe Nelson