

JBMI Board Meeting Minutes
December 14th, 2021, at 6:30 pm
Via Zoom

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

Not present- Randy Roy and Trisha Stackhouse

Minutes of the November 16th board meeting were approved.

Board members and President comments`

Connie Johnson noted that elections are coming up soon. The need for the community members to get involved. There are all officer positions that need to be filled, President, Vice President, Treasurer and Secretary. Board positions are 2 - 3 year terms, 1- two year term and 1-one year term. For the Nomination committee, we only have one person interested and we need 2 more.

Moorage report - Diana Rider (see attached report)

Connie discussed the change in garbage pick up from Republic to Waste Management at first of the year.

Doug Wells asked about the falling tree and broken sewer line. Sewer line was fixed by Harbor Services. The dispensary will be responsible for all the damage to moorage walkway and Vanegas home. All critical repairs were completed in 2 days.

Budget Committee - Joe Nelson

Joe expressed the difficulties of the committee asking for more information that we are able to give. The need for attorney invoices and service contracts are an audit function and outside the purview of a budget committee. The budget committee was not specific on inconsistencies that they were seeing. Joe talked about the inconsistencies coming from using both Quickbooks and AppFolio. Joe made the motion for the budget committee a completion deadline of Dec. 31st. Sarah seconded for discussion. Board discussion.

Joe amended the motion that all budget committee recommendations be into the board by Jan. 12th, 2022 at 4pm and the committee will expire at that time.

Sharon seconded. Motion approved unanimously.

Joe discussed to two bookkeeping systems. Joe made the motion to not renew Quickbooks and rely totally on Appfolio and Quickbooks for payroll. Sarah seconded for discussion. Board discussion. Motion passes unanimously.

Committee Reports

Row Captains - no report

ARC - No report

Security Committee - Connie Johnson

Amok fencing scheduled to be installed the first of the year.

Landscape pruning needs to be done before security fence installation.

Board reviewed landscaping proposals.

Connie made the motion to accept the landscaping bid for the uplands for \$4977.00 Joe seconded the motion. Board discussion. Motion passes unanimously.

A Row project - Connie Johnson

A Row project has been rescheduled for the first of the year.

Portland Water Bureau project - Connie Johnson

Connie gave a background history of the project.

Connie made the motion to accept the PWB temporary easement. Joe seconded. Board discussion. Ron Schmidt was brought into discussion for clarity on this project. The discussion was that the PWB devalued JBMI property and the possibility for further development in the future. Doug Wells made a new motion to reject the PWB easements and wait for PWB to come up with other solutions to the easements. Joe seconded. Motion passed unanimously.

Neighborhood Watch - Joe Nelson

Joe talked about our recent power outages in the moorage and the community that reacted to protect our gates when this happens. Connie talked about the impact of power outages. Our property gates open and our pump station that moves our waste from our honey pots does not work and the need for our community to know this and help.

Committee for Nominations - Connie Johnson

Connie reported that only one person signed up for the nominations committee and if anyone was interested to let Connie know in members comments. Connie discussed the process according to nomination committee guidelines.

Parking Boss project-Connie Johnson

Connie talked about the benefits of the parking lot monitoring system. Joe advocated using the system after joining Diana and Bailey auditing the parking lot. Connie made the motion to employ Parking Boss for 2022. Joe seconded. Board discussion. Sarah asked about the cost. The cost is \$285 a month. Sarah asked the equipment costs. Parking Boss supplies start up materials. Doug asked about budgeting and it is budgeted for. Doug asked about other quotes and the rules of car removable. Discussion of additional quotes and the motion was not voted on.

New business.

Move to get counsel's opinion on protective orders and no contact orders.

Connie made the motion to have the legal committee look into the concerning issues and impact on the moorage and the boundaries. Doug seconded. Motion passed unanimously.

Members comments-

Marshall Potts - asked about budget committee report.

Nancy Roberts - asked to summarize the report. Nancy reported 2 of the 12 concerns were bookkeeping and security.

Marshall Potts - talked about of having a balanced budget.

Nancy Roberts - talked about bookkeeping savings.

Sharon Cochran - talked about how to achieve this in budgeting and cost savings.

Sarah Ross - talked about how a budget is developed.

Connie Johnson - talked about the tasks of a committee according to committee guidelines.

Nikki Charlton - asked about committees getting expectations from Board or board liaison and the work the committee does.

Marshall Potts - talked about the work that the budget committee did.

Nancy Roberts, Sharon Cochran, Sarah Ross had more budget development discussion.

Joy Hoffacker - Thanked the budget committee and asked that Diana look at a new gate system.

Connie Johnson - talked about how the water bureau could impact our gate systems.

Mark 1931 - asked about our process of spending and budgeting.

Connie - noted about the reserve study we use.

Alex Alexander - asked about using parking system for every guest entering and asked about the easements. The HMC requests discussion of assessment in executive session.

Board convened into executive session and Connie Johnson recused herself HMC assessment.

Board reconvened into open meeting.

The HMC reported more information on the assessments.

Motion was made to approve the complaint committee and LRC recommendations. Doug seconded Motion passed unanimously.

On the incident report there is more information being received.

On employee issues, board approved accepting employee agreements.

Meeting adjourned at 9:42pm

Respectfully submitted,
Connie Johnson

