

JBMI BOARD MEETING MINUTES
January 19th, 6:30 P.M.
CONDUCTED VIA ZOOM

BOARD MEMBERS PRESENT: Pres. Connie Johnson, Vice Pres. Randy Roy, Directors: Jennifer Taylor, Mark Thommen, Sharon Cochran, Randy Hauth, Rose Kowalski, Moorage Mgr. Diana Rider.

BOARD MEMBERS ABSENT: Suzanne Schmidtke

MEMBERS PRESENT: 1859,1755,1983,1877,1779,1999,1641,1679,1757
The Board approved unanimously the minutes of Dec. 15th and Jan. 5th meetings.

PRESIDENT AND BOARD MEMBER COMMENTS:

Connie Johnson commented that she received the resignation of Rich Lang, Board of Directors. Rich Lang's term would be filled by appointment of the Board. Connie asked for thoughts and prayers for Suzanne Schmidtke who is in the final stage of Stage 4 cancer. Connie made the announcement that the Annual Meeting would be on Feb. 16th, 2021 by Zoom meeting. Connie would like to form an HR committee. The JBMI website is in the process of being done by the office staff.

Randy Hauth- Randy spoke about the progress in 2020 in landscape and security and the hopes for continued progress for 2021.

Mark Thommen - Mark commented on the electronic ballot vote not passing and getting members to vote. The impact on future progress in areas that will need a vote of the members. Mark called on the members to rally their neighbors to vote.

Jen Taylor- Jen agreed with Mark. The need for members to vote otherwise the Board is useless to react to members request for improvements.

Moorage Report - Diana Rider

Diana introduced Bailey Collins, our office assistant since Oct. 2020
(See attached)

Sharon Cochran thanked Diana for all her work. Sharon suggest a cutoff for the fob audit and Diana said it would be the end of Jan.

Randy Hauth asked about the remaining birch stumps in the flower beds. Diana responded that they would be ground down.

Treasurer's Report - Trisha Stackhouse

Trisha thanked all for the comments and information that helped her get through this budget process. Thank you to Pam Pariseau and Kathy Holmquist.

The bookkeeping has completed the 2019 reconciliation and 2020 should be done mid February 2021. Trisha gave an accounting of the actual amounts in all the accounts. Trisha had been asked if we have enough in the Reserve Fund to cover the costs of the A-Row project. The estimate cost of A-row was between \$600,000 and \$750,000 and there was money in the Reserve Fund to cover these costs and surplus. It will be necessary to continue to build the Reserve Fund for 2021 and beyond. Trisha wanted to let membership know that a filing with Multnomah County did not get filed in the first quarter of 2020 and resulted in a penalty of \$8270 on the property taxes due to transition in January 2020.

On the budget, Trisha noted the Summary of Changes. (See attached) Trisha noted that a \$10.00 increase in slip fees per month would increase the Reserve Fund by additional \$21,000. per year and a \$15 increase would add additional \$32,000. per year. Trisha included that it was a membership decision to "pay now or pay later" for future projects that will need to be done.

Randy Hauth - Randy suggested an appeal for the late property tax filing penalty. Randy asked about increase on carport monthly fees and members comments on the carport fee increase.

Trisha responded that the carports with storage fees would increase from \$35 to \$45. The carports without storage would increase from \$35 to \$40. There were no comments about carport increase but there was a comment to increase the additional parking permits from \$20 to \$30.

Rose Kowalski - Rose asked if the increase in fees be a temporary increase for this year to achieve our goals for this year.

Trisha responded that she could see our expenses going down and would be ongoing. Capital improvements and projects would still need funded that would come out of the Reserve Fund.

Mark Thommen - Mark asked about line item payroll expense with the 84% increase on 2020-2021 YOY.

Trisha responded that we did not have an office assistant or a maintenance assistant for 9 months of 2020.

The office assistant was built back into 2021 budget when it was not in the 2020 budget.

Connie asked for Trisha's recommendations on moving this forward.

Trisha's recommendations were for her to put together the final budget proposal with the tax line adjustments Trisha recommended the increase of slip fees from \$400 to \$410 per month and to approve the expenses as is with the back out of the \$8,000 penalty.

Jen Taylor- Jen asked if we included the increase of the stepped up fees for the additional car permits.

Trisha responded that after the last meeting we decided to use the original rules on additional car permits of after 3 cars that would need approval.

The fee would increase from \$20 to \$30.

Diana expressed concern on our parking rules and the special approval causing problems with Fair Housing.

Randy Hauth- Randy shared his own experience and concerns that it would be an issue in Fair Housing.

Trisha discussed the benefits of having a well funded Reserve Fund saved for. We pay now or get large assessments later.

Jen Taylor commented that buyers do look at healthy Reserve Funds as selling feature.

Randy Hauth commented that the members need to see the value in the increase as progress.

Trisha proposed to present two proposal budgets for the next meeting. One proposal with the increase and one proposal without the increase.

Row Captains - Jan Zweerts

We have 5 honeypots left and the next testing will be done in the summer.

Row captains will be given flagging tape to identify problems easier that need a fix.

Architectural Review Committee

No one present. Connie said that she did receive the results and recommendations from the second walk through from the committee.

The committee requested that the Board move forward with assessments on two properties.

Harbor Master Committee - Alex Alexander (see attached)

Alex gave an update on the walkway address placards. Alex recommended that members that have walkway identifications placards on their floats return them to the walkway in front of their slip.

Alex is willing to help members get this done.

Security Committee - Jen Taylor

Jen reported that the new cameras are installed and need fine tuning for maximum coverage.

The new security company United Security started work on Jan. 16th.

A new gas powered golf cart for Rob so the security would have the quiet electric cart available. Randy Roy installed light bars on the cart for the guards to spot light areas and carports.

PGE was scheduled to start replacing lights with LED and install the additional light pole at the west end.

Jen thanked Randy Roy for all the work that he has done.

Trisha Stackhouse - Asked about the approval of purchase of the golf cart.

Connie Johnson approved the purchase of the golf cart. Trisha noted that all purchases \$2500 and above have to be member approved.

Rose noted there was a change in the proposed 2019 bylaws to up that to \$10,000.

Trisha noted that the bylaw Art. IX Sec. 7 does say exceeding \$2500 and that we are probably okay but we need to be more transparent about and know where the money came from. Diana reported that it came out General Operating and Trisha said it wasn't in the budget.

Mark followed up with following processes is important and Connie agreed.

Trisha added that the members comments also included about the Board transparency on the spending of money. Trisha noted the importance of the electronic vote to be able to proceed when a member vote is needed.

Randy asked about audio being on the cameras and who can view it.

Jen responded she needed to check on audio and the office monitor and the guard while on duty.

Connie thanked Trisha for her involvement as new treasurer and that the board needs to follow the process.

Connie invited Traci Roy to tell the members about a new Hayden Island

Neighborhood Watch being formed to patrol Hayden Island to combat crime in our area.

Unfinished Business

Nominating Committee -Mark Thommen

Mark reported that the ballot counters will be Gina McGowan, Patty Fulcher, Kathleen Wheeler, Ginger Navride

Candidates for officers are:

President - Connie Johnson

Vice President - Randy Roy

Treasurer - Trisha Stackhouse

Secretary - no candidates

Candidates for 2 Board of Directors positions

Doug Wells

Sarah Ross

Jennifer Taylor

There were no nominations from the floor. Nominations closed.

Connie made the motion to include the Art. III Sec. 5 bylaw change ballot in the election ballot. Trisha seconded.

Mark asked for discussion. The process of promoting this ballot was discussed by the Board.

Trisha restated the motion on the floor. Jen second. Connie-yes Mark- yes Randy-yes Sharon- yes Rose- no Jen-yes Motion passed.

Trisha moved to extend office assistant employment of for 25 hours a week. Mark seconded. Connie - yes Jen- yes Rose - yes Sharon -yes Mark - yes Randy- yes comment with office assistant progress report. Motion passed.

New Business

Harassment Policy - Sharon Cochran

The Board reviewed the Draft Harassment Policy. Board discussion.

Draft Harassment Policy will be sent for legal overview.

Legal Review Committee - Mark Thommen

Legal review of our election process

Legal counsel was contacted about letters sent to Board members by a resident alleging Board members involvement in personal issue. Response letter was drafted by LRC and reviewed by the lawyer. The letter was signed by the president, Connie Johnson representing the Board and sent by the Board.

Consulted legal counsel about an inappropriate letter received by our manager from a resident. Resident will go through an intermediary for 6 months without loss of services from the moorage.

Action item of governance documents to be given to the Board for approval. Further, research on the completion of the HUD will go through legal counsel. Case reviews for the new Board.

Members comments:

Linda Haseman - Linda offered assistance to help appeal the tax penalty. Linda noted parking violations and said that security should be part of correcting this. In the harassment policy, the lumping of groups of rows, gossip and dock talk is also unacceptable.

Sheryl Eaton- That door-door interaction should not be done to influence the vote and only be to pick up ballots. Why are we left in the waiting room? It gives the appearance that the board discussing with member knowledge. Clarification that the Annual meeting will be via Zoom. Sheryl noted she is out of town and needs to be to get in after fob cut off. Sheryl is appalled that Board members are not aware our Bylaws are. Board members sign agreement to read and know the bylaws.

Sarah Ross - Thanked the Board for a one year position and having to know everything about Moorage. Sarah suggested moving the power to the manager, invest and require that she becomes an expert on the moorage so when new Boards come in the manager is the one to go to. Sarah suggested an external audit.

Jan Zweerts - Jan talked about bylaws restrictions and expense authorization chart. Jan offered to track votes for the election.

Joy Hoffacker - Replying to Jan about the \$2500 limit and how past boards have twisted the rules to get projects done by using emergency funding. Joy suggested changing it instead of going around it.

Board went into Executive Session

The Board came into Regular Session at 9:12pm

Connie made the motion to accept the 2 member assessments from the HMC. Mark seconded. Connie-yes Jen-yes Sharon- yes Rose-yes Mark- yes Randy-absent

Connie made the motion to accept the Complaint Committee Report findings. Mark seconded. Connie-yes Jen-yes Sharon-yes Rose-yes Mark-yes Randy-absent

Meeting adjourned at 9:30 pm

Motion to adjourn

Respectfully submitted,

Connie Johnson