

Minutes of JBMI Board Meeting February 19, 2019

Members of the Board present:

Directors: Jim Ryan, Charlie Davis, Joy Hoffacker, Jan Zwerts, Kathy Holmquist

Secretary: Cheryl Baker

The meeting opened at 6:36.

Roll Call was done.

Jim moved to approve the Minutes of the January board meeting, Jan seconded.
The motion was unanimously approved.

Board member comments:

Kathy Holmquist submitted/read her letter of resignation.

Jan- While Sarah Joy has to be out of the office due to a family emergency, lots of members have volunteered to help. Thank you.

Moorage member comments: None

Moorage Manager's Report: Reported by Rose Kowalski; as submitted by Sarah Joy.

Treasurer's report: As submitted. We are still under budget. We've had a mild winter, so our water bills haven't been as high as they are in colder weather when faucets need to be run to prevent freezing. Fees went up \$25/month last month; those funds will be going to the Improvement Fund.

Committee Reports:

Harbormaster Committee: as submitted. If Oregon State Senate Measure SB47 is passed, it would require persons operating a non-motorized boat (kayak, canoe, etc) to have a waterway access permit.

WOOO Report: There are multiple bills in the Legislature, generally for increases in revenue. Wakeboard boats are destructive, with 6' waves.

Dredging is a huge issue. The Army Corps of Engineers has recognized that the east end of the harbor is important, and it will be dredged in August of this year. Very expensive.

Nominating Committee:

Sharon Rixen- will be counting ballots tomorrow, Feb. 20, 2019, at 5:00 PM in the office. We need 51% of the membership to vote even though we don't have more than one candidate for each position. Discussion about how to get everyone to vote.

Infrastructure: reported by Jim Ryan. Jim and Sarah met with the engineers from Hood-McNees, Inc. and toured A row. They looked at the electrical service for rows A-C; the wiring belongs to

PGE and it's their responsibility.

Mr. McNees may have a solution in mind to convince the city to allow the electrical set-up for A Row to be the same as the other rows.

The transformer for A Row is already on land, not on a dock.

We need the electrical design from Hood-McNees, Inc. before going to the city.

We've submitted the first permit application to the Army Corps of Engineers.

The decking will be different on A row because the Federal Fisheries Dept. now wants light penetrating decking.

We need the design and permit before we can go out for bids, so we don't yet have a cost estimate.

Question: How long are these permits good for??

A: We don't know that yet.

Architectural Committee: No requests/no actions.

New committee members: Rose Kowalski, Rick Mills, Bruce Montgomery met with Jim to go through the bylaws and the role of the Architectural Committee. It's important for all committee members to have the same standards; maybe they should all do an initial walk through together?

Some homes are wider than their certificate suggests. It is the Board's responsibility to decide what to do about that.

Camera updates: reported by Charley Davis. We're still having issues with the batteries. Rob will be retitling the solar panels.

Landscape Committee: Our landscaping company will be installing trees between ramps 1-4. Six trees will be planted, at a cost of <\$1500.00. 25 gallon pots, 2 gingkos, 2 Prairie Fire crab apples, 2 redbuds.

Parking: No report.

By-Laws Committee: reported by Joy Hoffacker.

By tomorrow evening we will have a newly elected board and Joy will send the redlined Bylaws to them. Rose is working on a document for Jan Z.

Complaint Committee: No complaints.

Unfinished Business:

The Annual Meeting will be Feb 26, 2019 at the Oxford Suites.

New Business:

Jodie Newell submitted her resignation, but not in time to get the ballot amended.

Joy made a motion to appoint Rose to the position. Jim asked for a discussion prior to appointment because he would like any interested persons to submit a Candidates Statement for consideration.

Jan Z: We had 3 people running for 2 positions, so Rose dropped out. Rose has already made valuable contributions, and Jan would like for her to fill one of the two empty slots. For the other empty slot, we can ask interested parties to submit a Candidate Statement.

Jim seconded the motion. All were in favor.

Rose will fill the final 2 years of Jodie's 3-year term.

Action Item: Re: A-Row electric.

We have received a proposal from Hood-McNees, Inc., \$12,300 estimate, based on hours and labor.

Jim suggests adding 10% for contingencies, giving ~\$13,500 as a cap. The board had previously approved \$35K for permitting, and this \$13,500 is additional.

Questions:

Charley: If PGE is responsible for getting the electric to the house, why aren't they paying for the permits?

A: PGE provides the service but we have to provide the infrastructure. As the moorage owners, we have to get the permits from the city and PGE will plug into the approved system.

Members have to pay for the electrical connection to the meter.

Jim moved to approve the Hood-McNees, Inc. proposal, not to exceed \$13,500.

Joy seconded the motion.

All were in favor.

Jan Z- Thanks to both Charley and Kathy for their service, and for all of their volunteer work on HR to get a great moorage manager.

Jim Ryan moved to adjourn to Executive Session at 7:38 PM.

Charley seconded. All were in favor.

Submitted by Cheryl Baker, Secretary