

JBMI BOARD MEETING MINUTES
April 20th, 2021 6:30 P.M.
CONDUCTED VIA ZOOM

Leadership Members Present;

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

Members comments

Rich Sorem commented on illegal actives going on in the Denny's parking lot...drug dealing etc.

Police say they won't do anything due to private property.

Management not real receptive to doing anything about it.

Might want to start a petition to ask them to do something about it.

Fires being lit in parking lot.

Island Neighborhood watch is aware and in contact with Denny's.

Night watches have relieved a lot of unknown stuff.

Most of the violators leave when they know they are being watched.

Adoption of Minutes

Sharron Cochran moved to approved March 16th board minutes.

Jennifer Taylor seconded.

Passed unanimously.

Board and President's comments

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 director comments presented in the board meeting to be recorded in the minutes if the director requests.

Randy Roy

Hopes we as a board can work together well.

Manager's Report - Diana Rider

We have 4 new slip members and one new renter.

Delinquencies \$17,837.37

4 vandalized vehicles

Generator stolen from carport

Positive traction on getting Columbia Crossing to pay half of spikes and repairs to the west gate. (Check received).

Columbia Crossing is in the process of installing razor wire on all their gates and have improved lighting in the storage area.

Possible arm to be installed to keep on car at a time entering.

Continuing to communicate with members about not tailgating.

Helps track who is coming and going.

Garbage surrounds...dispose in dumpster and not put couches, etc in the garbage enclosures.

Has submitted suggested changes to parking policy for board review and approval.

Projects

Trees to be planted soon in location where trees were removed.

East fence repaired...posts concreted.

Power washing ongoing.

New lights coming for carports that are motion activated.

Lot striping end of June.

Working on small improvement to deter mailbox theft issues.

Tailgating issue seems to be getting better.

Columbia Crossing communication to improve access with their clients.

Pass Back service possible to not allow someone to enter again until they exit first.

Randy Hauth Suggested that we get better signs for the tail gaiting issue.

Diana says she would like input on what to order. Security Committee.

Treasurers Report

Trisha Stackhouse

Account Balances...

Checking \$58,947

Savings \$60,173

Reserve Savings \$945,280

Emergency Savings \$100,122

A few journal entries to make adjustments needed.

Revenue about budget.

Always corrections to be made.

Bookkeeping company doesn't always know where to place things.

Taxes extension made

Tricia said she would work on getting percentages on the financials.

Moving on to row captains report

Jan Zweerts

Trying to recruit new row captains.

Got new padlocks for lockers with same key.

Rich Sorem had a question for Jan...He has some equipment at his house from Row Committee.

Jan said to just put it in one of the lockers and he will update the inventory.

Architectural Committee Report - Rich Sorem

Desires to know what the board would like from the committee.

Communicating with Diana about members homes that need clean up, etc..

Connie Johnson has an opportunity for a seminar on HOA's and how to handle issues

Harbormaster committee Report - Alex Alexander

Alex Alexander

Spring walk through soon.

We need proper stickers on all boat transoms.

Has some new address plate made up for missing ones.

All plate to be on the main walkway. Near the front door.

A few issues with registration of boats, no insurance and documentation not on file with the office.

These to be followed up on.

Security Committee Report -Jennifer Taylor**Jen Taylor**

Security has access to golf cart.

Seeing a major drop in incidents in parking area.

Lots of people tailgating.

Security and safety fair when covid restrictions are lowered.

Lights upgraded.

Removed real estate sign.

Trimmed trees.

Removed basketball hoop.

Adding cameras.

Defensive hedge proposed (thorns).

Adding no trespassing signs at the end of all rows.

Spike strips needed at all gates.

Basketball hoop is gone.

Concrete median needs to be removed so there is not a short fence on top of the dirt.

Getting estimates on doing this.

Some gate/fence mods needed too.

Sarah Ross worried about safety in the parking area and docks.

Thinks we should increase the security hours of operation.

Sarah Ross **made a motion** that we do 3 week pilot program to increase hours of security.

Seconded by Joe Nelson

Discussion ensued.

Randy Roy gave us a summary of his discussions with security and previously identified inadequacies.

Thinks that spending this money is pre-mature.

Connie call for the Vote.

Motion did not pass by a narrow margin.

Doug Wells

Wants to get more cameras installed to address the blind spots at ramp 4.

Made a motion to install one camera at ramp 4.

Jennifer Taylor seconded.

Discussion ensued.

Sarah Ross big vans and trucks cause blind spots from cameras.

We might need to address the policy about bigger vehicles parking on the curb.

Should we put in 2 cameras on one pole to get better coverage?

Randy Roy suggested we take the lower quality cameras at the gate and place to address the ramp 4 cameras and put new ones with higher resolution at the gate.

Doug Wells amended motion for 2 instead of 1 cameras for \$2,500.

Not a budgeted expense.

Seconded by Joe Nelson

Motion passes unanimously.

Randy Roy brought up the issue of spike strips.

Columbia Crossing paying for two at the west gate.

Should we put one them in at the east gate as well?

Jennifer Taylor made a motion to order 4 spike strips one for each gate.

At a cost of \$2,500

Doug Wells seconded.

Motion passed Unanimously.

A Row Project Report - Connie Johnson

Had a town hall meeting on March 23rd on zoom.

\$1.1 million price tag for the proposed work

But there is concern about the float systems on some of the homes on row A.

Can they be moved without risk? We don't know.

Overall, the members are not interested in spending this kind of money on Row A.

What happens if they widen the bridge and take out A Row?

Is it smart to spend this kind of money if it may be removed anyway?

Some of the A row members are not all able to pay for their portion of the electrical work and associated costs.

Can we look at an upgrade plan without spending over a million dollars?

Sarah Ross made a motion to table the discussion about Row A until we have better information.

Doug Wells Seconded.

Motion passed unanimously.

Harassment Policy Update - Sharon Cochran

No report.

Legal Review Committee

Jennifer Taylor

We have bi-laws revisions that need to be updated.

Pick out the most non controversial ones and put them on a ballot.

Doug Wells said he is interested in being on the committee.

Possible Cell Tower Lease-Sale - Randy Roy

Randy gave an overview of proposals to have the lease of the cell tower purchased by another company.

Our cell tower is only running on 3-4G and soon will have to upgrade the tower to 5G.

Would require a generator at the base.

And we should be able to negotiate a higher lease payment.

Recommends we wait this out for a bit and wait for upgrade by AT&T.

If bridge takes out tower we should be able to get a settlement to offset our loss of income.

Doug Wells made a motion to put off the sale until a later time.

Seconded by ?

Motion passed unanimously.

Sarah Ross suggesting educational series topics.

Wants to see us put up more “no wake” signs.

New Business

Neighborhood watch interest?

Joe Nelson to see if we can get enough interest to start a neighborhood watch.

Parking lot issues.

Policies need review and updated.

Need someone to head the parking lot project committee.

Not a permanent committee.

Nobody volunteered to head the committee.

What did the parking lot committee propose a couple years ago?

No Resolution.

Comments from Members

Jan Zweerts

A row needs to meet the city sidewalk standards.

Another member suggested a more major fence.

Ron Schmitz.

Use caution when making changes.

Connie Johnson recused herself from a portion of executive session due to conflict of interest issues, and indicated Randy Roy would vote in her place. Brief discussion about appropriateness of delegating a director's vote. Decision made that no such delegation will be made.

Randy Roy will run executive session.

Adjourn to Executive Session on Assessments.

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

Connie Johnson moved back into executive session for portion not involving conflict of interest issues.

No notes taken during 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.

Connie Johnson made a motion to accept the complaint committee report as no evidence on the hearing.

Jennifer Taylor Seconded.

Motion passed unanimously.

Meeting adjourned 9:10 pm.

Respectfully submitted

Joe Nelson