

**JBMI BOARD MEETING MINUTES**  
**March 16th, 2021 6:30 P.M.**  
**CONDUCTED VIA ZOOM**

**Leadership Members Present;**

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

Connie Johnson called meet to order at 6:35 pm

Connie Johnson made a motion to accept the February 16th board minutes as presented.

Passed unanimously.

Connie Johnson made a motion to accept the annual meeting minutes as presented.

Passed unanimously.

**Board and President's comments**

Discussion ensued about slip owner comments and when would be the appropriate time during the meeting to allow comments.

Common theme finding a way to keep meetings moving forward and giving slip owners a voice in decisions.

A work session to address this was suggested. No action taken at this time.

Discussion ensued about slip owners desiring getting the Moorage Manager back into the office as we move back into a post covid world. No action recommended due to some confidential personnel issues.

**Manager's Report - Diana Rider**

Someone rammed the west gate.

We are Building a Realtor's page on our website to avoid multiple calls to the office each month.

Community and employee support was great during the snow storm. Thanks to members for bringing things of concern from the storm (Broken pipes, etc.) to the attention of management.

Security shack and other items in the process of being moved from present location to overflow area.

In process of hiring a part time maintenance helper to add to staff.

This will enable us to complete parking lot striping and other deferred maintenance issues.

Discussion ensued about more transparency of Moorage expenses and itemizing paid items.

Trisha Stackhouse (Treasurer) commented on the complexity and time such a report would take. But if someone has questions she is happy to make specific expenditures available through screen share.

### **Treasurers Report**

Account Balances as of today...`~~~~~`

Checking \$66,079

Savings \$60,173

Reserve Savings \$945,259

Emergency Savings \$100,131

Talked about general accruals and adjustments being made to make the financials more relevant and accurate.

2020 P&L will be out in a week or so.

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

Jan not present. Will come back later if he becomes available.

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

No meeting last month.

Wanting a couple other board members to accompany the committee due to slip owner questions about what details the committee is

looking for as far as enforcement of deficient items on homes in the moorage.

Planning a semi annual walk through 3rd week of April.

Connie Johnson, Sharon Cochran and Randy Haus would like to be part of the ARC meeting.

Committee members are listed on website.

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

One remaining HMC assessment.

Will be making a Moorage tour soon to look for proper vessel documentation of JBMI stickers.

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

Have not met in a few months, hope to meet in April.

Discussion Ensued.

How do we integrate technology with the Security Company.

Moorage manager would connect you with the appropriate contacts.

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

Started in August 2018.

Electrical a large concern as the codes have changed from when we last did major renovation work. Much more costly!

2002 & 2009 revision of rows slip owners paid their own electrical costs for revision.

5 week estimate for completion of project and this adds to budget for housing for residents while work is being done.

Concern and disconnecting some homes on Row A and if they have the structural integrity to survive.

Overall cost just over a million dollars.

Are there other options that are more cost effective?

One option is to use \$700,000 out of moorage reserve funds and remainder from special assessment from slip owners.

\$1,500-\$2,000 from all slip owners.

Then a plan to replenish the reserve fund.

Connie Johnson made a motion for a town hall on zoom for March 23rd.

Asked for discussion.

Discussion ensued.

Liability to the moorage of sub standard homes with low float scores being cut loose from row?

Some of the A row residents are concerned about the cost being on a fixed income.

We should be looking for lower cost alternatives.

Also the bridge is coming and A row could be condemned.

Connie Johnson called for a vote on the motion.

Motion passed unanimously.

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

Process is 1st Reading, 2nd reading, board votes after 2nd reading.  
Current and proposed will be sent to all board members.

### **New Business**

Connie Johnson made a motion to appoint Joe Nelson to the vacant board position.

Seconded by Randy Hauth.

Motion passed unanimously.

### **Possible Cell Tower Lease-Sale - Randy Roy**

We have been offered \$200,000 for the sale of our cell tower lease.

Recently increased to \$242,000

10 years left on lease @ \$1,700 per month.

Possibly engage council to guide us through a sale.

Possibly solicit more bids.

Send out docs to board members for review.

Hire a cell tower consultant?

Discussion

We should do our due diligence on this for sure.

We should get member input.

Is this something that we should continue with?

Sharon Cochran made a motion to continue with cell tower lease investigation. Would not include authority to spend any money.

Seconded by Jennifer Taylor

Motion passed unanimously.

### **Sarah Ross suggesting educational series topics.**

Security, snow safety, honey pots, using river water for watering plants, etc..

First zoom meeting Security March 30th. Include our security company, Randy Roy leading this discussion. 1 hour meeting.

No board action required.

### **Comments from Members**

#### **Joy Hoffacker**

Board members read the bi laws.

Before things are asked of the treasurer on a board meeting talk to the treasurer ahead of time.

It is a privilege to ask questions of the board.

#### **Ron Schmidt**

Talk issues not personalities.

Hope that board will go to membership with any large financial items.

Hearing all kinds of rumors about A row dilapidation.

Are A row homes a danger to our docks?

Look at all alternatives before spending over a million on A row.

Member comments before meeting.

#### **Sheryl Eaton**

Cell tower questions about what happens to our lease if the freeway goes though.

Don't spend any more money on A row until we have membership vote on the matter.

No comments from members during the meeting...before or after is appropriate.

**Adjourn to Executive Session on Assessments.**

Slip owners removed (placed into waiting area) from zoom meeting.  
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 Connie Johnson to assess a \$250 fine.  
Motion passed by majority.

Meeting adjourned 9:10 pm.

Respectfully submitted

Joe Nelson