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Meeting Summary for Regular meeting of the board

Feb 18, 2025 06:30 PM Pacific Time (US and Canada) ID: 864 7716 9993

Quick recap

The meeting focused on the completion of the A row project, ongoing issues with the Eastgate and the upcoming PGE projects. There were discussions about the process for handling deaths in the community, the transition to a new treasurer, and the issue of derelict docks. The meeting also covered the appointment of new board members and officers, the desire for an in-person annual meeting, and the issue of potholes on N Jantzen Avenue.

Next steps

- Melanie to follow up with Lori on next steps regarding pothole repairs on North Jantzen Avenue.
- Gina to follow up with Mall security regarding the RV parked across the way.
- Melanie to work with Lori to check availability of the Mobile Home Court South Clubhouse for the annual meeting.
- New board members to watch their emails for the upcoming organizational meeting to be scheduled within 10 days.
- Board members to seek potential candidates for the open Secretary position.

Summary

February General Meeting and Issues

In the meeting, Melanie initiated the general meeting for February, which was the last for the current board. She conducted a roll call of board members and opened the floor for any comments. Issues with camera settings and people being kicked off and having to rejoin were noted. Gina joined the meeting and introduced herself. Melanie also requested someone to contact John and John's presence was awaited. The meeting then moved into a manager's report, with Lori confirming her presence.

A row Project and Eastgate Dam Updates

Lori reported on the successful completion of the Aro project, which involved fixing the whaler and pilings, and the removal of three chunks of dock that had anchored up at the end of Arrow. She also discussed the ongoing issue with the East fence, which is being addressed by the JBMI insurer. Lori mentioned that parts for the faulty sensors at the Eastgate were ordered and expected to arrive soon. She also shared updates on the upcoming PGE projects, including the replacement of a post and the installation of LED lights. Gina asked about the cost of removing the docs, which Lori confirmed was \$500. Melanie praised the maintenance team for their handling of the recent snowstorm, which only resulted in one home experiencing a leak.

Moorage Member Safety and Process

Melanie reminded everyone to stay safe during the freezing temperatures and snow. She also stated that Rob is not on call for moorage members. Lori then asked about the moorage for their thoughts on when members pass, should there be form of acknowledgement for the deceased's family. Lori also suggested creating welcoming committee.

Transition and Reserve Study Updates

Melanie and Berni discussed the transition to a new treasurer and the ongoing work with the bookkeeper. Melanie also mentioned that her business partners are moving forward with the mortgage and payroll processes. The reserve study is pending, with an expected update by the end of February. Alex raised a concern about fines and the need for a board member to help with the process. J.M. suggested sending non-voting members a certified mail with a signature to encourage them to vote. RON expressed gratitude for the service provided by the current board and hoped for a smooth transition to the new board.

Derelict Docks and Community Processes

In the meeting, Melanie and Ron discussed the issue of derelict docks that had been paid for at a cost of \$500 to remove. They agreed that it wasn't worth pursuing the matter further. Ron also raised a question about the process of handling a death in the community and the subsequent sale of the home. Melanie clarified that the process would depend on whether the heirs intended to reside in the home or not. Ephone2 suggested exploring the payroll and HR services offered by BBS, which Melanie had already reached out to but found unsuitable. Marshall brought up the issue of outdated systems, particularly the access control system at the gate, and suggested a site survey to assess and improve the situation. He also questioned the need for a new board to be involved in due diligence, suggesting that a contact person could facilitate the process. Finally, the group welcomed new neighbors, Toby and Jennifer Mcelvary, to the community.

Potholes and Road Maintenance Issues

The team discussed the issue of potholes on Jansen Avenue, which they have previously addressed with Metro and the Vancouver Bus system. However, the problem seems to have worsened since the snow and ice. The team also discussed the road maintenance agreement between the Mall, JBMI, and Columbia Crossings, where Columbia Crossings does the work but the parties are partially responsible for the cost. The team agreed to review this agreement further. There was also a discussion about an RV parked on the other side of the road and who should be informed about it. Gina offered to follow up with Mall security about the RV. The team also discussed the issue of potholes on the side of the road where Home Depot trucks come through, but it was suggested that Home Depot likely leases from the Mall and therefore the Mall would be responsible. The team agreed to discuss this further with Columbia Crossings.

Election Updates and Board Appointments

In the meeting, Melanie discussed the election updates, noting a 49% voter turnout, which was better than the previous year but not enough for a quorum. She suggested moving forward with the 49% votes as a guide and letting the sitting directors fill the vacancies. Gina proposed extending the election for a week to achieve a quorum, but it was decided to follow the bylaws and proceed with the current votes. The directors were then appointed, with Joshua and Catherine joining the board. The conversation ended with the appointment of officers, with Gina making the motion to appoint Joshua as a director.

New Board Members and Officers

The meeting involved the appointment of new board members and officers. A motion was passed to appoint Catherine as a director, and Gina was also appointed to the director's position. The officers were then elected, with Melanie being appointed as President, Mark Burbaum as Vice President, and Jennifer Hubler as Treasurer. The appointments were confirmed through voting, with no opposition.

Annual Meeting and Secretary Position

In the meeting, Melanie discussed the open position of secretary and the need for an in-person annual meeting. She suggested working with Lori to find a suitable location, with suggestions including Oxford Suites and the Mobile Home Court. The new board was welcomed, and it was announced that they have 10 days to schedule an organizational meeting. The team also expressed gratitude to Melanie for her work.

Last edited JBMI Host (Host) Feb 20, 2025 11:42 AM

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