

ZOOM AI Meeting Summary for Regular meeting of the board

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Quick recap

The General Board meeting discussed various maintenance issues, financial status, and potential upgrades to the community's gates and security system. The team also discussed the ongoing process of the Interstate Bridge Replacement project, the potential for a significant upgrade to their gate system, and the need for preventive maintenance. Lastly, the conversation ended with discussions on the cell tower project, the importance of negotiating long-term leases, and the changing lease rules and rates by the Division of State Lands.

Next steps

- Tim to inquire with Metro Gate about the specific resource they will use for visual inspections and appraisals for the gate system upgrade.
- Lori to reach out to Kimco regarding permission for guest parking during Christmas Ships events.
- Lori to post the Metro Gate presentation on the website for residents to view.
- Board to consider appointing a liaison to the Interstate Bridge committee.
- Margaret to explore potential board member candidates from the Interstate Bridge committee.
- Mark to prepare and present waste hauler proposals at a special meeting within a week.
- Mark to review and share cell tower renewal and easement information with the board. Board to discuss potential negotiation strategies for the cell tower lease renewal.
- Mark to send the WOO (Waterfront Organizations of Oregon) letter to the board for review.
- Board to consider sharing the WOO letter with residents regarding DSL lease rule changes.
- Amanda to follow up with Ron regarding how JBMI can impact the DSL rule-making process.
- Board to draft and send out information on the upcoming board elections and open positions.
- Melanie to schedule a special meeting to discuss waste hauler proposals.

Summary

JBMI General Board Meeting Summary In the meeting, JBMI called the General Board meeting to order and conducted roll call. The minutes from the previous meeting were

approved with no additions. There were no general comments from the officers. The conversation ended with no further discussions or actions.

A Row Waterline Project and Christmas Ships Update

Lori reported on the successful completion of the A row water line replacement, the progress on abandoned home, and the ongoing inspections of the Honey Pot. She also discussed the need for homeowners to be mindful when renting to ensure all residents are familiar with JBMI's of Rules and regulations.

The team also discussed the upcoming Christmas Ships event, with a decision made to have owners responsible for their guests' entry and exit, and to direct guest parking to the lot across from Home Depot. Lori was tasked with reaching out to the Home Depot property manager to secure permission for parking during the event.

Financial Status and Budget Discussion

In the meeting, the team discussed the financial status of their organization. Berni presented a draft profit and loss report. They also discussed a preliminary budget for 2025, which included potential landscaping and security improvements. The team also discussed the security payment, which was due in June or July, freeing up some funds for other uses. The treasurer's report was shared on the website for members to view. The team also discussed the organization's financial status over the past 10 months, with a net operating income of around \$170,000. However, this figure did not include the money put into their reserve account, which was around \$84,000. The team also discussed a rough draft budget, which was not ready for public viewing.

Maintenance Updates and Bridge Committee

JBMI led the meeting, with Lori providing updates on various maintenance issues, including the Amarock fence and the lighting on Row 6 and Row 7. The team also discussed a tree that fell onto the East fence, which is owned by a property management group from Illinois.

Harbormaster

Reported a reduction of 4 vessels this month, and the Legal Committee was still seeking members.

The Interstate Bridge Committee was also discussed, with Margaret expressing gratitude for the Board's decision to hire an attorney to execute engagement letter on behalf of JBMI. IBR Project Inaccuracies and Concerns Margaret discussed the inaccuracies found in the IBR project's plan, which included massive inaccuracies related to Jantzen Beach moorage. She mentioned that the attorney they hired found the plan to be incredibly complicated and that they have a strong case for reimbursement from eminent domain. Margaret also highlighted the issue of erosion at their East End, which they believe could be exacerbated by the construction of a bridge upstream. Nicusor added that there were many insufficiencies in the draft they reviewed, and that they have concerns about access

problems, loss of use of homes, and the impact on wildlife. The team also discussed the potential for Jantzen Beach moorage to be on the National Register of Historic Places, which could provide additional protection. Margaret, Heidi, and Nicusor discussed the ongoing process of the IBR project, emphasizing the need for patience and caution due to its complexity and potential impact on property values. They also discussed the importance of having a board member involved in the committee handling the project. The group acknowledged the potential financial implications for the community and the need for a thorough understanding of the project's details. The possibility of a board member running for the board was also discussed as a potential solution. Margaret expressed willingness to reconsider her previous decision not to run for the board, given the current situation.

Reserve Study

Tim in process of contracting an updated reserve study. Mark raises concerns about ensuring the reserve study update utilizes qualified personnel for on-site inspections and cost estimates. Tim explains the update will provide replacement cost information needed for insurance purposes. The committee agrees to have Tim clarify with the reserve study company what resources they will use for the on-site inspections and appraisals before approving the proposal.

Gate System Upgrade and Elections

The board discussed the potential for a significant upgrade to their gate system, which could cost around \$20,000. The new system would include mobile app capability and video interactions at the gates. The board also considered the possibility of involving Columbia Crossing in the decision-making process, as they would likely be using the gate as well. The board also discussed the need for an election committee to be formed for the upcoming board elections. Upgrading Gates to Automatic Systems The meeting discussed the potential upgrade of the community's gates to automatic systems, which would prevent damage to cars and reduce repair costs. The cost of converting each gate to automatic would be around \$200. The team also discussed the possibility of using a phone app to track people coming in and out of the gates, which would provide a high-resolution video capture of every person going through the gate. However, the current system does not capture tailgating incidents, and the team considered waiting for the next generation of technology that would capture both the front and rear of vehicles.

Security System Upgrade and Waste Management Discussion

Tim and Mark discussed the potential upgrade of their security system, with a focus on the cost and benefits. Mark questioned whether the upgrade would effectively address security issues, suggesting that capturing license plate numbers and vehicle information could be more beneficial. Tim agreed, stating that the cost of the upgrade might not be justified for the added benefit. The team also discussed the maintenance costs, \$40,000 over three

years, with JBMI suggesting that the upgrade could potentially save money in the long run. The conversation ended with a discussion on the frequency of calls from the call boxes, with JBMI reporting less than one call per day. The meeting discussed various topics, including security improvements, waste management proposals, and parking issues. Mark highlighted the improvements in the security system, including the dialer's functionality and the potential for integrating video technology. However, he also noted the possibility of hacking and the need for better control mechanisms. The idea of allocating spots for paid trailer parking was proposed, but concerns were raised about potential misuse and overcrowding. Mark also discussed the waste management proposal, stating that they had let Waste Management go effective due to their pricing and were considering other vendors. The team also discussed the need for better camera systems to monitor waste disposal and the importance of recycling. The conversation ended with the suggestion of sending emails to members to encourage responsible waste disposal.

Christmas Ships

Jan raised concerns about the Christmas ships and guest parking, and it was decided that each owner would be responsible for their visitors entry and exit.

Cell Tower Project and DSL Lease

JBMI, John, and Mark discussed the cell tower project, with Mark mentioning that the vendor wanted to start the project before the renewal date and was waiting for Mark's review. They also discussed the need for an easement for new equipment on the pole, which Mark agreed to work on. Nicusor and Eric discussed the importance of negotiating long-term leases for the cell tower and water rights. Ron informed the board about the Division of State Lands (DSL) changing their lease rules and rates, and recommended JBMI to get involved in the process.

The conversation ended with the board going into an executive session to discuss compliance issues.