

**JBMI BOARD MEETING
APRIL 21, 2020
CONDUCTED VIA ZOOM**

BOARD MEMBERS PRESENT: Pres. Connie Johnson, Treas. Linda Haseman, Sec'y Suzanne Schmidtke, Directors, Rose Kowalski, Jennifer Taylor, Sharon Cochran, Randy Hauth, Rich Lang, Mark Thommen, Moorage Mgr. Diana Rider

BOARD MEMBERS ABSENT: Vice Pres. Angie Harris

MOORAGE MEMBERS PRESENT: Jane Betts Stover, Sheryl Eaton, Sarah Ross, Joy Hoffacker, Ron Schmidt, Bob and Shere, Amanda and Nick, Steve Putnam, Graham Perkins, Jan Zweerts

PRESIDENT AND BOARD MEMBER COMMENTS: Connie called the meeting to order at 6:33 PM. Roll call followed and the presence of a quorum was established. She went on to bring up the first action item, the 4/21/2020 Board Minutes for review and approval. Sharon moved to approve the Minutes, Jennifer seconded the motion, however, the process was not completed. Item will be brought up again in next Board Meeting.

Both Linda and Mark expressed excitement at being present. Mark added that he hoped the new Board could create a more upbeat climate and leave a legacy of positivity for the next Board.

Connie introduced herself and said that it was her first Board Meeting as President. She related how she and her husband had moved from Iowa and ended up in Portland at JBMI. She was Vice President on the Board in 2019 and feels that it helped her a lot. She encouraged the Board to keep the wheels moving and add new grease. She praised our essential workers, Diana and Rob for their hard work in spite of the pandemic. KC has been laid off due to pandemic restraints. He takes publ. Transit to work which might jeopardize his health. Diana is working remotely and is focused on learning her job. Connie then went on to invite member comments/questions, reminding everyone of the 2 min. Rule. Mark asked moorage members to introduce themselves by names not numbers or aliases.

MEMBER COMMENTS: Amanda asked how board members are selected and how additional members get appointed. Connie explained that she had decided that a 6 member Board was needed. Deb Bowe had resigned and as a result Mark Thommen was appointed to fill her 3-year director slot. She went on to note that the Board can appoint Board members to fill a vacancy outside the election process. Amanda commented that it seemed that there had been Board meetings of which moorage members were not informed. Connie answered that the Board is allowed an Organizational/Educational meeting within 10 days of the Election which was held on 3/25/2020 via Zoom. In addition another Educational meeting was held at the end of March with Jim Ryan who spoke about the A Row project and Graham Perkins talked about the Reserve Study. Amanda commented that Board meetings without notifying Moorage members during the pandemic lacks transparency and accountability. She also noted that online voting is a terrible idea since we don't have a complete electronic database. Ron thanked the Board for the Zoom meeting format which he thought was phenomenal. Randy asked permission to add a quick comment re Linda and the amount of time she had spent to prepare the treasurer's report. He added that he had volunteered her, and that she would do a great job. Randy ended his comments by saying that he is happy to be on the Board and that he is all about inclusion and transparency.

MANAGER'S REPORT:

Diana started by thanking Connie for her kind words. She went on to note that the Moorage has 3 new residents: Alex and Michelle Soto (1927), Tricia Stackhouse (1849), and new tenants in 1927. She went on to report that there had been 2 theft attempts and some vandalism. She is researching software for online voting and has found 2 programs where 1 is better than the other.

TREASURER'S REPORT: (attached)

Linda started by noting that she has lived in the Moorage for 10 years. She went on to talk about the amount of preparation she had done to complete the financial reports. She had familiarized herself with Quickbook docs., noted that the Pilot project will continue, had had 3-4 trainings with Graham and had also reached out to JBMI's CPA, Diana Chung, who is working on our 2019 taxes. She went on to say that financials are in good shape. Key point is to balance the several bank accounts we have, all in good shape.

Connie interjected that we will approve quarterly report in next Board Meeting.

COMMITTEE REPORTS:

ROW CAPTAIN REPORT APRIL,2020: (attached) Sr, Row Captain, Jan Zweerts wants to make contact with all current Row Captains . He plans to educate the members regarding the most important things, e.g., learning to use the Standard River Emergency Signal which is 5 short bangs on a steel piling to be repeated until a response is made.

ARCHITECTURAL COMMITTEE REPORT APRIL, 2020: (attached) Jennifer stated that the primary objective of the Committee is to improve the overall appearance and to ensure that JBMI's rules concerning member homes are followed and do not present a safety issue. The Committee has not been able to meet because of the Covid 19 quarantine but the plan is to have a Zoom meeting by the middle of May. Sharon, Randy and Mark requested that Committee members work on making items that are looked for more specific in order to avoid vagueness and subjectivity. Otherwise, they expressed support of efforts to move forward.

JBMI HARBOR MASTER REPORT, APRIL, 2 020: (attached) Alex noted that work had been slow and the pandemic had turned everything around. The recent sinking of a jet ski was addressed by the HMC. A couple of new boats had been issued stickers and the current count is 115. Meanwhile Alex encouraged the Board to follow up on the existing monthly fines and to add fees to noncompliant residents.

A ROW PROJECT: Diana has been in touch with John Deppa, project manager for the A Row Project and Jim Ryan who was the local go-to-person for the Project John Deppa had stated that the project would cost \$31,000. However, Diana recently received an invoice for \$15,792.05 which was not expected. Diana and Connie will continue to stay in touch with John Deppa to get a final proposal from him regarding the remaining work as well as a time frame for the completion of the project. John Deppa is waiting for bids before he can offer a proposal which when it is ready will be followed by Board approval to go forward toward completion which is tentatively expected by the end of November. There is no reason for a member vote now as members approved up to \$35,000 on 6/19/19. A Row currently is the weakest link in the moorage but needs to be the strongest. Graham called in and recommended to get

on with paying the invoice of \$15,792.05 from Alpha Tek. Jennifer moved to pay the Alpha Tek invoice. Mark seconded the motion. Discussion ensued. Rose amended the motion to approve a contingency amount up to \$4,000 to pay the extra cost and then get an overview of the cost of the whole project.. Mark seconded. The Board voted to accept the motion as follows: Randy-Y, Mark-Y, Rich-Y, Jennifer-Y, Rose-Y, Sharon-Y, Connie-Y.

Connie suggested to table further discussion of A Row issues until next Board meeting. The Architectural Committee will be asked to be part of the rest of the A Row project.

SECURITY COMMITTEE: Rich started with reporting about risk assessment concerns regarding the outer perimeter. It was noted that earlier cameras had been stolen. Our manager has pulled together a proposal that involves obtaining 10 cameras from a company named Vercada which develops very sophisticated software. The cost for 10 cameras is \$60,000. The cameras have low bandwidth which transmits all data to the cloud. Our issues are mostly property damage and theft. It was suggested that it is premature to vote on a proposal . It would make more sense to develop a plan with focus on identifying threats to “get the most value for our bucks” before we spend any money on cameras. Sarah Ross noted that lighting is really important, and further stressed that we need a presence in the community to show that security is a community effort. Randy commented that what we need is a 2 tier phase- in comprehensive security plan to integrate with our existing security. Diana suggested that we might start with 4 cameras costing \$16,000. They could cover the gates to give us a sense of how that would work before we spend more money. She has been reaching out to Columbia Crossing which has indicated an interest in working with us on the cameras especially on the West gate which is the only gate Columbia Crossing clients have access to. Connie finally suggested that we develop a presentation for the membership on Zoom. We should also establish a committee. Jennifer moved to do so, Rose seconded, with the goal of having a comprehensive plan ready by the end of May or June. Mark offered to lead the committee, Sarah Ross, Diana, Jennifer, Rose and Rich volunteered to be part of the committee. Jennifer offered to email all members tomorrow with Diana’s help to ask for volunteers. The Board went on to vote as follows: Rose-Y, Randy-Y, Jennifer-Y, Sharon-Y, Rich-Y, Mark-Y, Connie-Y.

Randy asked Diana how the Occupant Survey is going. It is evidently moving forward. He also wondered how we can be safer during the pandemic, do we need larger or more signs for example.

At 8:45 Rose moved that we adjourn, Jennifer seconded, All agreed.

Next Board Meeting scheduled for May 19, 2020, 6:30 PM, most likely via Zoom.

Respectfully submitted, Suzanne Schmidtke, Secretary

