

# MBR Board Meeting July 2022

Thursday, August 25, 2022 9:01 PM

Friday July 15

First meeting following AGM

To facilitate moving the meeting along, all presenters (Members, Staff, Board Members) will be limited to floor time for each of their sections:

- Members two mins presentation per item, plus three mins Q&A;
- Staff ten minutes; and
- Board members ten minutes.
- Everyone: please be succinct and efficient with our time.

1. Meeting Commencement: UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR's July 2022 meeting commences at 19:00
2. Those present:
  - a. Board: Brad, Rheannon, Dawn, Brad, Steve, Ben joins @ 7:10; missing Rob, Arnost
  - b. Members: [14013]; after commencement: 10547 and 14004
3. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
  - a. 14013 Chimney Lane: Doesn't want to pay fine; believes unfair; they didn't understand that MBR had rules. Supply chain issues.
  - b. 14004 Welcome: Want to place biomound within setback. Putting biofilter on their property (not in setback) where it belongs would force them to terrace back (translation: cost more).
  - c. 10547 - variance to place reserve septic in setback. Would need to take out trees to put it in correct place. Steve/Rheannon wonder if he needs variance since not building reserve lot. County setback for septic appears to be 10 feet.
  - d. 16015 - Said spiel.
4. Consent Agenda Items: not in use for this meeting.
5. Ongoing / Items for quick review
  - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR's April-2022 minutes approved.
  - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR's June-2022 Scheduled Special Board meeting to terminate Michael Wilson's employment with MBR approved.
  - c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR's 2022 Financial Statements approved.
6. New and Continuing Business
  - a. Secretary:
    - i. AGM Post Mortem (to be posted on Member Web site, along with AGM DRAFT Minutes.
    - ii. Bylaw amendments filed (thanks, Laura)
    - iii. Board membership discussion: responsibility and motivation
    - iv. Director slots - change / remain - no objections, unless otherwise noted
      - i. President - Rheannon
      - ii. Secretary - David
      - iii. Treasury - Rob
      - iv. Legal and Insurance - Steve
      - v. Property Standards - Ben
      - vi. Member-at-large - Arnost
      - vii. Member Relations - Dawn

- viii. Violations - vacant - Ask Brad what he wants. Brad says yes. He might be willing to deal with Clubhouse and Pool (not G&M)
    - ix. Ground and Maintenance - vacant. Rheannon and Laura will do an email to membership to gin up interest.
  - e. Is the board the right size?
    - i. Do we have too many board members since some are very lightly engaged and lack of response makes voting by email difficult (Ed Note: under WA state law, voting my email requires EVERY board member to respond to voting query.)
    - ii. New board member?
    - iii. Do we set up teams to handle things (Arnost)?
  - f. Clubhouse
    - i. Do we want to address major infrastructure projects? Todd from Mt Baker construction - Rheannon spoke w/ him.
    - ii. Documents needed to be found for inspector to finish R&R work. Former Community Manager has not yet returned MBR files/laptop; non-responsive; inspection of clubhouse work was scheduled on two previous days, and Michael Wilson was a no-show for both inspections (to put it mildly, L&I quite displeased with driving out here for no-shows). In addition G&M director (Rip Robbins), who is no longer a director, did not cover when his direct report did not show.
    - iii. Floor in clubhouse is broken up, so we can't just pour a new layer of concrete over it. If we do, then we need to chip up/ground down existing flooring.
    - iv. Todd said he would charge cost +20% to oversee project - basic Cost+ arrangement.
    - v. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that the clubhouse work/next steps would be dealt with by email.
    - vi. Pool will be closed on Monday to install salt system.
  - g. Heather Hoffmeier (was Violations Director), quit board after being asked about when she became aware of potential assault by MBR staff on member. When quitting she deleted two weeks of MBR emails, along with records of violation communications with members. All deleted emails were recovered.
  - h. Rip Robbins (was G&M Director), quit afternoon of July-15; after quitting he used MBR email to flame at least one member (basically a fuck-you email), saying he didn't want to use his personal email because flamed member would then know his email address.
- b. President
    - a. Staff request for gasoline / commutation support: move to Exec Session
    - b. Electrical inspection - John Kirk needs to do inspection for heat-pump. He has come twice to do this and Mike was a no-show.
    - c. Burn Ban is on.
    - d. Update on MBR laptop, Keys, credit and gas cards - items not yet returned by former Community Manager (Michael Wilson).
  - c. Treasurer - nada / not present
  - d. Legal & Insurance
    - a. We have retained a Bellingham-based attorney. Steve will send stuff for either me or rheannon to sign
    - b. Steve gives update on changes to non-profit corp act and that we need to amend our bylaws; we have no choice and have to deal with this.
    - c. 19080 - Property that hasn't paid dues for 30 years. Owner was extended offer to hand over property to MBR to clean back owed dues when 90's flood happened. He is now willing to sign property over to MBR. Attorney will write up quit claim and other paperwork for us.
  - e. G&M - vacant and no update submitted for meeting
    - a. Pool umbrellas and tables - let's table for now.

- b. Pool status / heating? - table for now
- f. Property Standards
- a. (G&M from Ben) wants to cut three trees near bike rack by clubhouse steps. Do we want to cut? Overall it seems no.
  - b. 12040 - shed build. Okay
  - c. 15016 - approved 10x15' fence and gate to hide travel trailer.
  - d. 15026 - Iceberg - working on site plan/septic is in setbacks.
  - e. 18005 - multiple complaints from members about adding steps and constructing in setbacks. Ben will talk w/ Steve about enforcement options. They finished work, but claiming they can continue construction in five foot setback on sides. Mike Wilson didn't deal with this. Building permit has expired. Multiple member complaints. Owners not following MBR rules.
  - f. 18028 - 18 foot fence we approved. All good
  - g. 19014 - adding hot tub and painting house white (we told them no white, natural white).
  - h. 19028 - biofilter reserve in setback.
    - i. Reserve must be gravity system variance in 25' setback. Conditional approval. Steve and Ben to work
  - i. 14004 - Mound in setback - only nine feet in setback. Problem is this is in utility easement. Nine feet to reserve from lot line. Sounds like this hasn't been thought out properly. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, request to build biofilter septic mound in setback denied.
  - j. 19029 - shed ok.
  - k. 19047 - starting work. Brad's house. He isn't doing a fence. Brad and Ben to hook up and review.
  - l. 22014 - dead tree. Blowdown. County owns road, but FS owns setback. Steve and Ben to clear up.
- m. 19028 Variance request
- g. Violations: Sounds like Heather (who quit and deleted her emails to members) told people second appeals were okay after the board had already voted no / no further appeal.
- a. 12015 - (Grouse lane). Six guests unregistered; three guests registered. Past fines before as well for not registering guests. VRBO reviews confirm guests during unregistered guest period. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was determined that outstanding fines would remain.
  - b. Rheannon and Brad will figure out how to hand off violations stuff to him.
  - c. 17022 - Six unregistered guests; 14 registered. Two past warning. This is his third fine. He we only pay part of fine; doesn't want to pay the whole thing. David check this out in heather's email. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to keep fines as decided.
  - d. 13022 Welcome - same person who wanted to rent clubhouse for wedding. Ten unregistered guests / 5 registered. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided that their fine was reduced to \$250 due to uncertainty around previous warning.
  - e. 18016. - 10 reg / 5 unregistered guests. Another Heather ball-drop. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, decided that member would be reduced to \$125.00 due to uncertainty around previous warning.
  - f. 11017 - 7 unregistered guest; partial unregistered. Reduce fine \$175 due to uncertainty around previous warning.
  - g. 14041 (Chimney) Appeal - multiple large construction trucks outside of working hours. Three trucks on one day before 8AM. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to fine member for \$100.

- h. 11026 - ton of gravel left on Glacier Rim Drive and intersection of Shuksan and Glacier Rim Drive following member having gravel delivered. Ben/Rheannon to address with member.
- i. 11029 - Warning letter to be sent to member for running compressor, power washing, and leaf blowing outside of allowable times. This work is generally a weekly event.
  - i. Power washing and compressor at 7:45PM on July-8
  - ii. Leaf blowing at 6:00PM on July-12.
- j. 15014 spotted renter for 16008 driving unsafely. Almost hit children. Owners very unhappy with this. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was determined to fine \$50 for unsafe driving and \$100 for blowing through stop sign.
- k. 13022 - wants fine reconsidered

h. Member at large

- a. Broadband update? Met with Snowline/Snowwater - discuss Zply specific to bring in Fiber. Zply wants \$3.5MM to bring in Fiber to all of Glacier. \$750K to MBR. Zply being polite. This isn't high priority for them, so likely no-go. Wave/Comcast. Wave person - said Zply might have exclusive arrangement (inherited from Frontier) for the area. He needs to check with Comcast. Direct site wireless option - likely questionable due to terrain and obstructions.
- b. Arnost will put budget together for wifi calling from front gate. Plus new cameras on gate.

i. Member relations - nada

7. Other - nada

8. Date of Next BOD Meeting: Aug-26th.

- a. Steve and Ben can't make the scheduled on the 19th.
- b. (Ed Note: Meeting subsequently moved to Aug-26-2022.)

9. Exec Session

- a. Starts @ 10:21
- b. Exec session ends at 10:35

10. Back into regular board meeting @ 10:49. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR's Aug-2022 meeting would adjourn.

11. Adjournment