

DAVID HILL, SECRETARY

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Term expires: 2026

Good afternoon. My name is David Hill, and I am the MBR Secretary.

I'll touch on two general topics today: (i) two additional projects I plan to drive this coming year and (ii) a large challenge facing MBR.

#### Additional Projects

As Steve touched on already, we have experienced increased security concerns due to poor member and community behavior, coupled with inherent weaknesses in our outdated access control and security systems. I, like many of us, decided to live in MBR, versus, say Glacier Springs, because of the belief that MBR's gate access and controls provided residents with a safer environment. We had all heard about break-ins and thefts at Glacier Springs over the years. The key point is that security is a key selling point for MBR and right now we are not secure.

MBR has two vehicle gates of which one is operational, a clubhouse, pool, office and residence, a garbage and recycling area, and a separate barn and storage area. We are repeatedly discovering non-members accessing MBR and our facilities illegally. This ranges from Glacier community members bringing their trash to dispose into our facilities; past Board members who generated gate codes to support their RE business by listing those codes publicly on the MLS listing site; owners engaged in short-term rentals not complying with renter registration of automobiles and guests; commercial cleaners working for short-term property rental agents being instructed to bring their trash from outside MBR to dispose of in our facilities; short term renters being provided with key cards to access our pool and clubhouse that are for members only; non-residents using our clubhouse as community toilet and shower facilities. The list goes on.

The issue comes down to three things: this behavior increases costs for MBR members; it creates security concerns; and it exposes MBR to liability. The bottom line is we have a small number of members taking advantage of the situation and this small group of members are driving up costs and risks for everyone else.

So, the solution is to upgrade our access and security systems. I'd like to thank Arnost Fronek, who is leaving the board this year, for the work he has done on improving our camera and access systems around the clubhouse and pool. This coming year, I am going to be putting out to bid a project to unify our access control, security, and surveillance systems. The desire is for this system to enable us to better manage access to our property and facilities and control costs.

In addition, the challenges we face in hiring and retaining an exceptional Caretaker/Community Manager are daunting. It's been six years since Allison Reimer left MBR and five years since Aaron Ebner left. The inability to find a suitable replacement for these folks means the Board ends up having to manage more than it should, and our staff never gets to work off the backlog of work that needs to be done. I will be looking for a scalable management solution for this area.

### Challenges Facing MBR

Finally, I want to talk about the major difficulty we face in attracting competent and reliable Board members. As Rheannon has pointed out in the past, there is a community twelve minutes west of us called Peacefull Valley, which used to be a contemporary of MBR. Drive through there today, and you find a run-down community with property values quite depressed compared to MBR. One of the reasons for this disparity is an alleged history of poor Board stewardship and Board members making ethically questionable decisions at Peaceful Valley. I raise this because there is a real cost to MBR when we don't have great Board members. The challenges: Board members who don't show up and are AWOL; board members who don't respond to queries or votes by email; board members who collude to hide illegal events from the rest of the board and then attempt to hide this by deleting emails discussing this; the aforementioned board member who used her position on the board to support her real estate business; board members who ignore rules and decisions made by the membership.

This is all a huge problem because not only is there the Board member who doesn't do what they agree to do, there is the increased work for the Board members who care. This is one of the challenges we face in attracting great board members. MBR is only three or four board members away from becoming another Peaceful Valley.

AGM voting will open tomorrow morning and will close at 23:45 July 2<sup>nd</sup>. After the AGM stuff is all done, I will post the results. We will be discussing pickleball court issues at the next MBR Board meeting.

Thanks everyone for taking the time this afternoon and investing in MBR.