

# MBR AGM 2023 Minutes

Friday, July 21, 2023 11:12 AM

## THESE ARE FINAL APPROVED MINUTES.

1. Quorum met @ 38 people
2. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to Call the MBR 2023 AGM to order at 1:45 pm
3. Rheannon introduces new moderator and Jim (our moderator) makes some comments on hosting
4. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that to adopt order of business
5. Introduction to staff and board of directors.
  - a. Rheannon Schoephoester President
  - b. Arnost Fronek Member at Large
  - c. Ben Williamson Property Standards
  - d. David Hill Secretary
  - e. Steve Pand Legal & Insurance / VP
  - f. Dawn Chaplin Member Relations
  - g. Rob Woods Treasurer
  - h. Brad Roberts Violations
  - i. Jennifer Vinz Interim Grounds and Maintenance
  - j. Laura Meyer joining- Bookkeeper
  - k. Ken Sather Groundskeeper
  - l. Christopher Starks Assistant Groundskeeper
  - m. Gus Rikard Seasonal Assistant Groundskeeper
  - n. Hannah McDermott Community Manager
6. Hannah McDermott does a quick intro of herself and hello to the community
7. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that the 2022 AGM minutes were approved.
8. Directors reports: **(45 minutes total)**
  - a. Board
    - a. President Rheannon Schoephoester
    - b. **Secretary** David Hill
    - c. **Treasurer** Rob Woods
    - d. **Property Standards** Ben Williamson
    - e. **Legal & Insurance (VP)** Steve Pand
    - f. **Grounds & Maintenance** Jen Vinz (ended at 14:17; 63 people as of 22:17; two dupes and four staff
    - g. **Violations** Brad Roberts
    - h. **Member at Large** Arnost Fronek

## 9. Ratification of 2024 Operating Budget

The recent legislative changes to RCW 64.28.035 have changed the way HOA's handle budgeting. The budget is now adopted by the Board of Directors and unless a majority of the members disapprove, the budget is ratified. If you wish to reject the budget, please check the box on the ballot. Otherwise select "abstain". The reason for the "abstain button" is the software will not allow just one voting option.

- a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that the 2024 operating budget would be added to the voting ballot.

## 10. Board member slots that are open

- a. Candidates
  - a. Dshill - already said hi during board section, so no need to restate what has already been said
  - b. Brad Middleton
  - c. Jolie Matkowski
  - d. Rheannon Schoephester
- b. Request to add additional nominations for the open seat on the board to ballot: NONE
- c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to add candidate members to ballot

## 11. Annual Audit Waiver

- a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to add the item to waive the annual audit to the ballot.

## 12. New Business:

- a. Bylaw changes explained by Steve Pand
  - a. Fine schedule maximum increase
  - b. Appeals process being done only in writing
  - c. Clarification of Renting language
  - d. Clarification of RV policy
- b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to add board proposed Bylaw changes to the voting ballot.

13. Member Comment Period: **(1 hours)**

- a. [17012] (no response from member)
- b. [14036] Wants Pickleball courts
- c. [14013] - was fined and not happy about it. Thinks better approach would be to write a letter to violators asking for a discussion.
- d. [17012]- wants a backboard for tennis courts. Says she brought this up a few years ago as well.
- e. [22004]- We should distinguish between violators who want to work with board and those that don't (egregious as she said)
- f. [14029] -
  - a. Agrees on pickle board court issues
  - b. Lot setback lines were pushed back, but he thinks we should revisit it. Not fair to reduce a person's buildable lot size.
- g. Rheannon suggests people with pickle board court issues to email her directly
- h. No further comments from membership.

## 14. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to Adjourn the MBR 2023 AGM @ 02:54 PM