



Mt Baker Rim

Community Club

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2024 Annual General Meeting Notice

Date: Saturday, June 29th, 2024

Time: 1:30p.m. (registration/setup starts at 12:30p.m.)

Location: Held online using ZOOM

Details: You may view and download the extended version of the 2024 AGM information packet on our website: <https://www.mtbakerrim.com/2024-agm>

You are cordially invited to join the Mount Baker Rim Community Club's 2024 Annual General Meeting, which will be hosted virtually via the ZOOM platform. For security reasons, all participants must register BEFORE the meeting, then will be emailed instructions, including a secure meeting link.

TO PARTICIPATE:

1. Using your web browser, navigate to:
Link not posted for security reasons. Refer to the link in your AGM NOTICE EMAIL, or email office@mtbakerrim.com to request the link.
2. Register for the meeting by completing the web form.
3. Once registered, you will be directed to a confirmation page with your unique ZOOM link. This link will also be emailed to you. While multiple people from one property can register to attend the meeting, each requires a unique link. Please do not share this link with anybody; it is only good for one attendee.
4. On the day of the meeting, click your unique secure link from the email, or copy and paste it into your browser. Your computer will automatically launch the ZOOM conferencing platform. The email will also include instructions on how to attend by phone if you choose.

AGM VOTING:

While the ZOOM platform will be used for the meeting, the **ElectionBuddy** platform will be used for voting AFTER the conclusion of the AGM ZOOM meeting. Any issues requiring a vote of the full membership will be included on the electronic ballot, as will be the vote to fill any open board director seats. Your electronic ballot (ElectionBuddy link and secure key) will be e-mailed the day after the AGM (Sunday 6/30) to the member of record's email address. If you need to update this address, email books@mtbakerrim.com by June 1st.



Mt Baker Rim

Community Club

Dear Mt. Baker Rim Community Club Members:

It is my pleasure to announce that Mt. Baker Rim's Annual General Meeting will be held on **Saturday June 29th, 2024, at 1:30 pm**. Please mark your calendars so you can join us! Sign in will begin at 12:30 pm so that everyone has plenty of time to get themselves set up and familiar with things.

The Board has chosen to hold this year's AGM online via the Zoom platform once again.

While we would love to be able to host a gathering after the AGM, Dawn, who usually plans this, is dealing with family health concerns and is not able to handle it this year. The clubhouse will be open for our members after the AGM, so we hope you feel free to wander over there and bring your own snack or beverage and get to know one another.

VOTING

All voting will be done electronically using Election Buddy just like the past few years. Voting will begin the day after the meeting has concluded and the results will be sent out via email once it's completed.

OPEN SEATS

We currently have up to 5 open seats on the Board depending on whether the new Bylaw change passes*. I'll add more about this change below.

2 current Board members will be running again, and one other member has submitted a bio. All bio's will be attached at the end of this letter. Please read them over so you can get acquainted with those who are running for a seat.

Steve Pand currently handles our Legal & Insurance Board position, and he is also our Vice President. Steve has been a huge asset to this community and Board, helping us with a lot of complicated issues over the past 3 years. It is a relief to know he's running again and willing to help us further. I hope you will consider the benefits of keeping him on considering his unique skill set and ability to help our Board so much.

Dawn Chaplin currently handles our Member Relations Board position. Dawn also volunteers for our Social Committee and hosts many fun gatherings throughout the year for our membership. Dawn is great at helping our members get to know one another, which I believe can lead to a much better sense of community because it brings people together.

There are 2 other expiring terms who will not be running again, but we thank both Rob and Arnost for their volunteer time and efforts on the Board. We also have one other seat that has been sitting empty. With Rob's term expiring I wanted to mention that the Treasurer's position can be very tough to fill and ideally should have someone who has at least a little experience in finance. If you know of someone qualified and they are interested or willing to join the Board please ask them to submit a bio to our office.

Deborah Lazaldi is also running for a seat on the Board. Her bio is attached.

RUNNING FOR THE BOARD

If you are interested in an interim position on the Board please submit a bio to Laura at books@mtbakerrim.com. These will be reviewed at the July Board meeting. Please note - when you run to be on the Board you do not run for a specific position. After the AGM is finished, and voting closes, the Board holds a private meeting and decides who is most qualified for each position and assigns them.

MAKING YOUR OWN VOICE HEARD

The AGM is also another opportunity to hear from our members about their concerns or suggestions during the Member Comment Period. We would also like to remind you that these don't have to be saved up for the AGM. Members are always welcome to contact the Board any time of the year with your comments, and if anyone has questions or concerns, those should be directed to us in an email or written letter.

Here's a look at a few things the Board's been working on for the last year. All of this and much more will be discussed in detail at the AGM, so please join us there!

NEW BYLAWS*

As mentioned above, the Board has discussed and voted on a new Bylaw change in regard to the number of positions on the Board, dropping the number from 9 to 7. In the past, it has frequently been difficult finding enough members to run and stay on the Board in order to have all of the positions filled, leaving us with empty seats. When there is an empty position that is critical for the function of MBR, another board member must fill that gap in addition to their other board obligations.

The Board has voted and passed a new Bylaw to present to the membership that would remove the Director at Large position, which doesn't have any specific duties, and combine the Member Relations position with the Grounds and Maintenance. By dropping one position and combining another we could reduce the number of seats to 7 instead of 9, which will be easier to fill. We anticipate that this could allow us to be more productive.

This of course requires a full membership vote, so it is now up to you all to decide on. If this passes and it doesn't work out for the better, we can certainly gauge that and reassess it at next year's AGM.

There will be a couple of other Bylaw changes to vote on as well.

CARD AUDIT

For security and the financial protection of our membership, we are currently conducting a full gate card audit of every single card in our database. If you have not received your email letter about this, please reach out to Cardaudit@mtbakerrim.com to ensure your cards remain active. We really appreciate everyone's help with this project!

We will have more information about the need for this at the AGM.

GATE UPDATE:

Last year's letter mentioned that we had a new gate system coming soon with better cameras for tracking violators. Since this was mentioned, I wanted to update everyone with a little more info. This new system has been delayed. We had initially hoped to do the project more in-house, but sometimes things prove more complicated than they might seem initially. We thank everyone who has put in time and effort for this project. It is still in the plans for MBR, however currently we are reassessing what is the best way to bring this about. We appreciate your patience and hope to have some more detailed information for you soon.

COMMUNITY REQUIREMENTS / LICENSE PLATES / GATE CARDS

For those of you who may not yet be aware, we want to make sure everyone knows the following rules:

- 1) All owners must register their vehicle plate numbers in the portal. You can do this under the main page of your portal account just below your name and phone number.
- 2) All property managers are required to register all their business vehicles for themselves and their cleaners/ workers etc. This should be entered into the manager section of the MBR portal.
- 3) All vendors/ repairmen are required to be registered with MBR and use their own gate cards except if an owner is onsite with them while they are at your home.
- 4) Owners may not lend their gate cards to vendors, cleaner's, property managers etc. to use. If an owner has filled out the Property Management Authorization form with our office their manager may hand off their renter specific gate cards to renters, but they may not use these themselves. For private rentals your cleaners and workers must be registered on their own with MBR and hold their own gate cards.

IN CLOSING

There is much more that has happened over the last year, so please join us for the AGM to hear from each one of our Board members on what's been going on in their position.

We look forward to seeing you at the AGM!

Rheannon Schoephoester, President, Mt. Baker Rim Board of Directors

Email: President@Mtbakerrim.com

MEMBER BIO'S

Steve Pand

I am a lifelong resident of Washington and have been at the Rim since 2005. I received my BA from the University of Washington and my JD from Seattle University. I have practiced law for over 30 years with a primary focus on Construction Contracts, Defects/Defaults Bonding and Insurance. I have had previous experience serving on the City of Covington Washington's Economic Development Council and on the City's Parks and Recreation Commission. In my spare time, I volunteer for International Childrens' Network a world children's organization helping orphan and at-risk children obtain an education. I am married and have two children. As a family, we have spent years hiking, skiing, snowboarding and enjoying the outdoors.

Dawn Chaplin

I would like to introduce myself. My name is Dawn Chaplin and I am volunteering for a director position on the board. My husband (Jim), my daughter (Ellena) and myself have been a member since 1991. Have previously been on the board in different positions last one was secretary. I also am Social for the Rim. I put on about twelve events a year and I am looking for members to join the Social Committee. I am retired. I previously worked for The Royal Bank of Canada Western Visa Centre in Merchant sales and Collections 14 years. I take being on the board seriously and will represent the members to the best of my ability. I am from Vancouver B.C. Canada. I feel it is important to listen to the members and understand what they want within the community. We love the Rim. It's a great getaway for us and we have met many good friends. Thank you.

Deborah Lazaldi

I am interested in serving on the MBR BOD primarily because I live here with my newly acquired Husky dog Bowie. I have had a place here since 2005 and finally full time this year. I hike these beautiful mountains, including a summit of Mt. Baker, and call this my ski home. I volunteer for the Washington Trails Association building trails and for the Foothills Community Food Bank. In my former life I was an Assistant General, a Washington Board of Industrial Insurance Appeals Judge and worked in private practice in my small firm representing both injured workers and Self-Insured Washington Employers in Worker Compensation matters. I volunteered for the King County Bar Association free legal clinic. I now spend my time hiking with Bowie and other wonderful women friends in this community, reading, bringing on various streaming services, cooking and entertaining visitors. And of course traveling the world! I must tell the members that I want to pinch myself every single morning I wake up in this beautiful place. I walk around the Rim that is so beautiful and reflects the Baker vibe. I feel lucky to be here and look forward to further serving this special place.

Sincerely, Deborah Lazaldi

MEETING AGENDA

Registration and Q&A period at 12:30 PM
Meeting will be called to order at 1:30PM

- Adoption of order of business
- Introduction of 2023-24 Board of Directors
- Approval of 2023 Annual General Meeting minutes
- Directors' reports
- Waiver of Annual Audit
- New business
- Member comment period (note- this is not a Q & A)
- Adjournment

BOARD DIRECTOR ELECTIONS CURRENT BOARD:

- Expiring Term- Rob Woods (elected term ends June 2024)
- Expiring Term- Dawn Chaplin (elected term ends June 2024)
- Expiring Term- Arnost Fronek (elected term ends June 2024)
- Expiring term- Steve Pand (elected term ends June 2024)
- Unexpired Term- Rheannon Shoephoester (elected term ends June 2026)
- Unexpired Term- David Hill (elected term ends June 2026)
- Unexpired Term- Jolie Matkowski (elected term ends June 2026)
- Unexpired Term- Brad Roberts (elected term ends June 2025)

Open Positions:

4 Directors have expiring terms.

1 Director's seat is unfilled.

4 Directors have unexpired terms.

In keeping with past precedent, board director positions will be set at a special meeting following AGM (if needed), and in accordance with directors' skill sets and board consensus.

PROPOSED BYLAW AMENDMENTS

Language to be removed is noted with a strikethrough; proposed language is **bolded**.

Modify Bylaw Article III, Section 1 by removing this sentence no longer applicable.

ARTICLE III. MEMBERSHIP

Section 1. Membership in the Community Club shall be limited to the parties of record of not less than one (1) residential lot in Mt. Baker Rim. ~~A purchaser under contract for purchase of a residential lot or lots in Mt. Baker Rim shall also be deemed an owner for purposes of these Bylaws.~~ Residential lots held as marital community property shall qualify the owners thereof for one (1) membership in the Community Club, which membership shall be in the name of either spouse (but not both). Only one (1) of any number of co-owners of any residential lot or lots may qualify for membership as a record owner of a residential lot in Mt. Baker Rim. No property may generate more than one (1) membership; no person may hold more than one (1) membership, except temporarily as Personal Representative of a deceased or incompetent person. (as amended June 6, 2004)

Article XIV, Section 10: Modification of Bylaw for Sprinter Type RV's

Section 10. Recreational Vehicle means a vehicular type unit, as defined by the Department of Labor and Industries, designed for temporary living quarters for recreational,

camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle.

Unless a Recreational Vehicle is parked entirely in a member's garage, permission of the Violations Director is required prior to the Recreational Vehicle's entry into MBRCC if any of the following applies:

- a) Entry of a Recreational Vehicle in excess of 20ft.
- b) For any Recreational Vehicle to remain in MBRCC for more than 7 (Seven) consecutive days in a 60 (Sixty) day period. or
- c) For any overnight habitation of a Recreational Vehicle in MBRCC.

Recreational Vehicles must be entirely parked on the members' property while in MBRCC. (as amended June 27, 2023)

Class B motorhomes less than 20 feet may remain in MBRCC without reporting provided they are never occupied overnight, currently licensed, owned by the member and entirely parked on the members driveway.

Modify Bylaw Article VI, Sections 1 & 5: Reduce Number of Board Members and Remove Restriction on President Serving Terms

ARTICLE VI. Directors

Section 1. The business, property and affairs of the Community Club shall be managed by the Board of Directors composed of **seven (7)** ~~nine (9)~~ members. The directors shall be elected annually by the members of the Community Club at the annual meeting for a term of three (3) years. The President shall be elected annually by a majority vote of the Board of Directors and serve a term of one (1) year. The President may be reelected by the Board **annually**. ~~but may serve no more than 3 terms. (as amended June 28, 2022)~~

Section 5. The positions on the board shall be as follows:

- President
- Violations Director
- Secretary
- Treasurer
- Property Standards Director
- Grounds/**Member Relations Director**
- ~~- Legal and Insurance Director~~
- Past-President or Director-at-Large

Any one of the above could be designated Vice-President, except the President, ~~Past-President~~ and Secretary. (as amended June 7, 2008)

BYLAW NEW SECTION **HAZARDOUS TREES**

Owners are responsible for removal of Hazardous trees on their property. The Board of Directors, by a majority vote, has the right to notify owners to remove suspected Hazardous tree(s). The member shall have the right to appeal the Boards decision by providing a written report from an ISA certified arborist within 30 days of the Boards letter that states that the tree does not meet the definition of "Hazardous" found in the MBRCC Tree Policy.

Absent an appeal, the member shall have 60 days from the date of the notice to remove the Hazardous tree(s). In the event that the member fails to do so, MBRCC has the right to enter the members property and remove the hazardous tree at the members cost and expense. Fines may also be imposed for failure to timely remove the Hazardous tree(s).

	2023 Actual Income/Expenses	2023 Budget (Approved 2022 AGM)	2024 Budget (Approved 2023 AGM)	2025 Budget (Draft 2024 AGM)
Ordinary Income/Expense				
Income				
4010 · Members Dues	302,800.00	302,050.00	350,000.00	362,028.50
4011 · Dues for Reserve Fund (\$191/lot starting 2024)	21,575.00	21,575.00	82,500.00	82,416.50
Contributing Lots x Annual Dues Amount	(431.5 x \$725)	(431.5 x \$750)	(432.5 x \$1000)	(431.5 x \$1030)
4012 · Credit Card Fee Recovery	2,910.77	4,000.00	2,000.00	3,000.00
4018 · Rental Income - Apartment	7,200.00	7,200.00	7,200.00	7,200.00
4030 · Members Interest	1,021.94	300.00	300.00	500.00
4050 · Member Lien Fees	500.00	500.00	500.00	650.00
4101 · Member Gate Card	1,330.00	1,300.00	1,300.00	1,300.00
4102 · Vendor Gate Card	2,775.00	1,700.00	1,700.00	1,700.00
4140 · Interest Income	7,250.17	2,000.00	5,000.00	5,000.00
4169 · Violations Income	5,150.00	1,000.00	10,000.00	6,000.00
4170 · Misc Fees	3,286.06			
4173 · Renter Fee Income	46,525.00	34,000.00	34,000.00	45,000.00
4175 · Transfer Fees	14,250.00	10,875.00	10,875.00	10,875.00
Total Income	416,573.94	386,500.00	505,375.00	525,670.00
Expense				
5000 · ADMINISTRATION				
5005 · Accounting Expense	7,850.00	10,000.00	10,000.00	10,000.00
5010 · Bad Debt Expense	(2,293.27)	2,500.00	2,500.00	2,500.00
5011 · Bank Service Charges	261.40	300.00	300.00	300.00
5012 · Credit Card Fees	3,264.99	6,000.00	4,000.00	4,000.00
5014 · Consulting Expense	450.00	495.00	495.00	495.00
5021 · Gate Card Expense	2,009.91	1,300.00	1,500.00	1,500.00
5024 · Annual General Meeting Expense	540.71	800.00	800.00	800.00
5025 · General Admin./Directors	1,640.85	1,500.00	1,500.00	1,600.00
5028 · Internet Access	1,339.30	1,000.00	1,700.00	1,700.00
5031 · Filing Fees	1,262.75	500.00	2,000.00	1,500.00
5032 · Attorney Fees	8,653.17	3,500.00	15,000.00	15,000.00
5035 · Licenses & Permits	876.71	700.00	850.00	900.00
5045 · Office Supplies	384.37	500.00	500.00	500.00
5046 · Postage	348.96	500.00	500.00	500.00
5047 · Computer Software	559.19	600.00	600.00	600.00
5050 · Social Functions/ Supplies		400.00	400.00	400.00
5060 · Training		300.00	300.00	300.00
5064 · Website Expense	791.58	1,050.00	1,050.00	1,050.00
Total 5000 · ADMINISTRATION	27,940.62	31,945.00	43,995.00	43,645.00
5120 · General Insurance	25,681.31	20,000.00	23,000.00	35,000.00
5200 · MAINTENANCE & REPAIR				
5210 · Clubhouse-Maintenance	6,551.48	1,200.00	1,200.00	7,000.00
5215 · Gate House-Maintenance		1,000.00	1,000.00	1,000.00
5216 · Office Maintenance	121.79	-	-	200.00
5220 · Gate/Security-Maintenance	1,759.82	1,500.00	1,500.00	2,000.00
5225 · Pool-Maintenance & Repair	328.79	1,000.00	1,000.00	1,000.00
5230 · Grounds-Maintenance	1,770.24	2,500.00	2,500.00	2,500.00
5231 · Roads-Maintenance/Paving	685.07	200.00	1,000.00	1,000.00
5235 · Compactor Maintenance	380.10	500.00	500.00	500.00
5240 · Tree Removal		5,000.00	5,000.00	5,000.00
Total 5200 · MAINTENANCE & REPAIR	11,597.29	12,900.00	13,700.00	20,200.00
5300 · SUPPLIES				
5310 · Other Supplies	1,429.84	1,500.00	1,500.00	1,500.00
5311 · Clubhouse Supplies	3,389.22	1,000.00	1,000.00	3,500.00
5320 · Pool Supplies	13,496.96	5,000.00	5,000.00	14,000.00
5325 · Tools	2,506.82	3,000.00	3,000.00	3,000.00
Total 5300 · SUPPLIES	20,822.84	10,500.00	10,500.00	22,000.00
5400 · TAXES				
5411 · Federal Unemployment Tax	204.06	400.00	400.00	400.00
5412 · FICA/Medicare	10,547.84	11,000.00	12,000.00	11,000.00
5414 · State Unemployment Tax	5,509.11	950.00	4,000.00	5,500.00
5415 · Labor & Industries	2,484.45	4,800.00	4,000.00	2,500.00
5430 · Property Tax - Gatehouse	114.00	76.00	155.00	155.00
5435 · Property Tax - MBR Lots	3,742.34	18.00	800.00	800.00
Total 5400 · TAXES	22,601.80	17,244.00	21,355.00	20,355.00
5500 · UTILITIES				
5510 · Telephone	4,984.54	4,000.00	4,000.00	5,000.00
5515 · Garbage	19,305.03	17,000.00	18,500.00	20,000.00
5516 · Recycling	17,763.80	15,000.00	15,000.00	20,000.00
5520 · Gate House-Power	3,133.17	3,000.00	3,000.00	3,000.00
5525 · Clubhouse-Power	6,763.75	5,500.00	5,500.00	7,000.00
5530 · Storage Shed-Power	134.10	300.00	300.00	150.00
5535 · Gate House-Water	300.84	350.00	350.00	420.00
5537 · Propane	7,440.17	5,000.00	5,000.00	7,500.00
5540 · Clubhouse-Water	628.27	800.00	800.00	800.00
5545 · Clubhouse-Wi-Fi Internet	2,483.09	2,320.00	2,320.00	2,500.00
5550 · MBR Lots- Water	389.28		100.00	550.00
Total 5500 · UTILITIES	63,326.04	53,270.00	54,870.00	66,920.00
5600 · VEHICLE/EQUIPMENT				
5610 · Fuel	4,700.39	5,000.00	7,000.00	6,000.00
5615 · Maintenance & Repair-Vehicles	4,022.45	2,000.00	5,000.00	5,000.00
Total 5600 · VEHICLE/EQUIPMENT	8,722.84	7,000.00	12,000.00	11,000.00
5700 · WAGES & BENEFITS				
Total 5700 · WAGES & BENEFITS	140,001.26	171,960.00	179,200.00	220,700.00
6560 · Payroll Expenses	2,451.58	2,500.00	2,500.00	2,500.00
Operating Contingency		10,000.00	10,000.00	10,000.00
Total Expense	323,145.58	337,319.00	371,120.00	452,320.00
Net Ordinary Income	93,428.36	49,181.00	134,255.00	73,350.00

	2023 Actual Income/Expenses	2023 Budget (Approved 2022 AGM)	2024 Budget (Approved 2023 AGM)	2025 Budget (Draft 2024 AGM)
Other Income/Expense				
Other Expense				
8065 - Charitable Contributions		500.00	500.00	500.00
8070 - Operating Reserves		46,000.00	82,500.00	82,416.50
		Depreciation will appear after end of year.	Depreciation will appear after end of year.	Depreciation will appear after end of year.
8600 - Depreciation Expense	\$ 22,557.00			
8200- Federal Income Tax	(61.00)	800.00	800.00	800.00
8515 - CAPITAL EXP. C.H. Improvements	101,714.32	see reserve study	see reserve study	see reserve study
8527- CAPITAL EXP- Road Improvements Shuksan Drain	9,986.13			
8535- CAPITAL EXP- Pool Equipment	11,033.90			
Total Other Expense	145,230.35	47,300.00	83,800.00	83,716.50
Net Other Income/Expense	(145,230.35)	(47,300.00)	(83,800.00)	(83,716.50)
Net Income	(51,801.99)	1,881.00	50,455.00	(10,366.50)
Reserve Fund Sources:				
Reserve Fund Dues	21,575.00	21,575.00	82,500.00	82,416.50
Budgeted Operating Surplus	(21,575.00)	24,425.00	0.00	0.00
	0.00	46,000.00	82,500.00	82,416.50

Based on most recent reserve study dated 4/12/24, the recommended total annual reserve contribution for a Fully Funded Model is \$82,500. The Fully Funded Model incorporates funding parameters that seek to reach 100% funded at year 30 reserve study limit. The recommended dues amount allows for this increased annual reserve contribution.

* Reserve study available at www.mtbakerrim.com/2024-agm or by emailing books@mtbakerrim.com