

MBR Board Meeting October 2024

Saturday, October 19, 2024 12:29 PM

Friday, October 18, 2024 @ 19:00

[Link to meeting at end of note.](#) - NOTE: THIS IS A NEW INVITE FOR 2024

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

ALL QUESTIONS AND OFFICIAL CORRESPONDENCE FROM MEMBERS MUST BE SUBMITTED BY EMAIL OR SNAIL MAIL.

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.
- Staff and board members: five minutes.
- Everyone: please be succinct and Do not waste everyone's time.
- **Everyone: keep your mic muted unless you have the floor.**

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR October 2024 meeting commences @ 19:00
2. Present:
 - a. Deborah, Jolie, Steve, Rheannon, dshill, Brad
 - b. Member: [18028], [17006], [22015]
3. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [2024 Monthly Financials Sharepoint](#)
 - b. [2023 Annual Financial Statements](#)
 - b. Secretary, minutes: [MBR Board Meeting September 2024](#)
 - c. President - n/a
 - d. Legal - n/a
 - e. Violations - Follow-up from prior meeting – not for agenda unless someone had questions
 - a. 14053 notified appeal was denied
 - b. 21003 appeal approved / violation removed after gate logs were checked.
 - f. G&M - n/a
 - g. Property Standards
 - Approved hazardous tree removal by consensus between owner, PSD, and CM
 - o [11075] - 2 trees
 - o [15021] - 6 trees
 - Permit approved and issued:
 - o [17023] - general development permit approved for replacing septic in the same location. Septic failed inspection. Notified Oct 15 construction was complete. I will walk to verify closure this coming

month.

- Items of note for the board:
 - [12031/32] - Multiple walks around property to measure and document build vs plans. Communicated with 12030 owners regarding trench across their property.
 - [14041/42] - closed out general development permit.
 - [18001] - followed up to verify they were going to plant trees where the large hedge was removed. Helped them find landscaping help. Nice double row of schipka laurels. Also graveled driveway.
 - [16023] - emailed with them regarding truck driving up 16024 on their driveway dug up their driveway. No email for [16024]. Hannah called and left them a message.
 - [14054] and [18027] - requested printed copies of build plans be sent to office for retention of approved builds.
 - [14055] - notified by owners of intent to build. Discussed requirements and they have survey scheduled Tuesday October 15.
 - [17032] - potential buyer sent email regarding potential to develop lot. I shared homepage information and min prop standards with them
- Hazardous tree notifications sent:
 - [16001/16002] - new haz tree email sent October 8. If trees not removed by Dec 10, I will progress to get a quote for board vote to remove. Owner responded that he would have Tree guy & gals remove.
 - [14039] - new hazardous tree email sent Oct 8. If trees not removed by Dec 10, I will progress to get a quote for board to vote to remove. Owner responded he would have tree removed.

h. *** END OF CONSENT AGENDA ***

4. New and Continuing Business

- a. Treasury - n/a
- b. Secretary
 - a. Update on Security and Surveillance Access Control project (a/k/a new gates, cameras, and door locks).
 - b. Current recycling area cameras are out of order due to antenna misalignment.
 - c. Quick issue elevation: Thomson Creek Bridge replacement could negatively impact MBR. FS wishes to replace existing structure due to it being built of creosote impregnated lumber which is toxic to salmon and other fish. They propose to replace with an untreated wood structure that will not last. Concern brought to our attention by road engineers with CFFR (Citizens For Forest Roads) that the untreated wood will be prone to rot and breakaway. Direct concern is that the breakaway products could wash downstream and damage the MBR berm.
 - d. One of the lights above the upper Clubhouse hallway (outside and between the two bathrooms) has failed and if LED needs to be submitted for warranty replacement (assuming it has a warranty) or bulb replaced/repaired.
- c. President - n/a
- d. Legal - n/a
- e. Violations - Regular agenda items / appeals. Note all appear to be MBL related.
 - a. [14001] – details emailed to board. Two fines for incomplete registration. Two problems: they claim their vendor Mt Baker Lodging didn't register (i.e., its not their problem that the firm they have hired failed to follow MBR rules). Second is Mt Baker Lodging used the wrong guest name (Gross) for registration, so perhaps drop fine for the name to \$50 for a guest that wasn't staying in their home. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, drop fine \$50 to take off the

non-existent guest.

- b. [17023] – details emailed to board. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTION. This owner has repeatedly failed to register guests. This is likely the MBR owner with the highest number of rental violations. They claim MBR Web site isn't working for them [ed note: no other owners are having this degree of problem, plus they did not email office at the time to state that they were trying to register guests and were experiencing problems with the MBR Web site. Total amount of assessed fines: \$450. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, cut fine in half (to give them the benefit of doubt) and communicate with them that future fines for this offence will not be waived if they don't at the time email that they are unable to register due to MBR Web site malfunctioning.
- c. [17041] – details emailed to board. Incomplete rental information. They are claiming they shouldn't have to register their guests. Mt Baker Lodging they claim is at fault. So we email MBL and remind them to email if they have problems registering by email. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, appeal is denied. Historically, MBL has a extremely good track record of registering their guests. Brad will email all third party management companies operating in MBR and tell them if they have issues registering on MBR Web site, that they should immediately email office.

f. G&M - n/a

g. Property Standards:

Quick confirmation that board is ok with Haz Tree notification of members process proposed. Jolie to notify member of hazardous tree and a 60 day window to remove. If not completed, Jolie/Deb will propose to get quote and then have board review/vote at next meeting to fund removal of ignored trees.

- 5. Other - n/a
- 6. Motion to enter Executive Session, with no objections @ 20:15
- 7. Return from Executive Session @ 20:40
- 8. Next BOD Meeting: Friday, November 15, 2024 @ 19:00. Ed note: Steve might not be able to attend due to conflict. Motion to move forward with getting additional work for the winter. [Ed note: fix]
- 9. Adjournment @ 20:45.
- 10. ZOOM LINK
Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.
david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting 2024

Time: Jan 19, 2024 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 11 occurrence(s)

Jan 19, 2024 07:00 PM

Feb 16, 2024 07:00 PM

Mar 15, 2024 07:00 PM

Apr 19, 2024 07:00 PM

May 17, 2024 07:00 PM

Jun 21, 2024 07:00 PM

Jul 19, 2024 07:00 PM

Aug 16, 2024 07:00 PM

Sep 20, 2024 07:00 PM

Oct 18, 2024 07:00 PM

Nov 15, 2024 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us06web.zoom.us/meeting/tZAsd--gpzkoH9CNNmjP_E-8zOVV537nNRqi/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSijBQ2nczstsGLajtl4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

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