

MBR Board Meeting July 2024

Wednesday, August 14, 2024 7:38 PM

Post AGM Meeting: July-19, 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, MBR July Board Meeting commences at 19:01
2. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [2024 Monthly Financials Sharepoint](#)
 - b. [2023 Annual Financial Statements](#)
 - b. Secretary, minutes: [MBR Board Meeting May 2024](#)
 - c. President - n/a
 - d. Legal - Proposed Rule Changes to clarify things:
 - a. Misuse of MBR Main gate. The impermissible use of a member's card/fob at the main gate as described in the MBRCC documents.
 - 1st - \$300
 - 2nd - \$600
 - 3rd Any additional infractions will be the maximum allowable MBR fine.
 - b. Member's keycard/fob used at the community club facilities while their premises are occupied by a Short-Term Renter (a rental period of less than 1 year)
 - 1st use- \$100
 - 2nd use \$200
 - 3rd use- \$400 and revocation of club facility use for a period of 1 year from the date of the assessment of the fine.
 - c. Short Term Renters found using Member Only Amenities
 - 1st - \$300
 - 2nd - \$600 - and clubhouse access on all cards/fobs to this Property owners name and/or addresses will be shut off

3rd Any additional infractions will be the maximum allowable MBR fine

- e. Violations - none
- f. G&M - none
- g. Property Standards
 - a. Approved hazardous tree removal by consensus between owner, PSD, and CM
 - 1. [12007]
 - 2. [16041]
 - 3. [14040]
 - 4. [14041]
 - 5. [13012]
 - 6. [12025]
 - 7. [12026]
 - 8. [18032]
 - b. MBRCC PSD notified owner of potential hazardous tree
 - 1. [15005]
 - 2. [14033]
 - 3. [19039]
 - c. Approved minor project
 - 1. [14045] general landscaping, old shed removal, and gravel installation in driveway.
Cease and desist issued and resolved to stay within specific scope approved for minor project
 - 2. [16003] small woodshed
 - d. Closed out MBRCC permits
 - 1. [12011] closed out new construction build and returned full damage deposit
 - 2. [14004] closed out new construction build and returned damage deposit less delayed unpaid fine due to removal of trees without permission
 - 3. [12020] minor project approved, completed, and closed out with full damage deposit for installing fence on property
 - e. Items of note for the board:
 - 1. [11092] – requesting to install culvert pipe across whole front of lot. Working to understand if this is needed or not or if it is caused by 11093 new construction and if front setback construction meets approval. 11092 not currently approved
 - 2. [11093] – approved request to extend general development permit another month
 - 3. [14049] – approved request to remove stumps from MBRCC rim owned trees that were removed (dead cottonwoods)
- h. *** END OF CONSENT AGENDA ***
- 3. AGM Recap [See, secretary's report]
- 4. New and Continuing Business
 - a. Treasury, Financials - none
 - b. Secretary -
 - a. Pickleball Surveys ready to send out
 - b. Appointment of Director Slots (see, below, later in meeting)
 - 1. Following Positions Eliminated by Vote at AGM
 - a. Member Relations
 - b. Member-at-Large
 - 2. President - Rheannon
 - 3. Treasurer
 - 4. Secretary
 - 5. Legal and Insurance
 - 6. Property Standards
 - 7. G&M

8. Violations

- c. New burn ban level - consider mirroring it:

A burn ban is in effect for state lands across Washington.

The state Department of Natural Resources on Wednesday issued the statewide ban on outdoor burning, campfires, the use of charcoal briquettes and prescribed burns on its lands. The ban started at 1 p.m. on Wednesday and will go until at least Sept. 30, 2024.

c. President

- a. Can Autumn use our pool? All our staff are allowed. She's not a staff member, but works for us all year long as a vendor. - no.
- b. Chris says his work pants are and boots are falling apart and he wants to know if we'll buy him some new ones. [Ed Note: didn't we set a budget for this a few years ago?].
1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, to approve new pants and boots for Chris.
 2. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR will not purchase Rx glasses for Chris; he should use supplied PPE.
- c. Rules and Regs: under rentals it should say the person making the reservation needs to be listed. Our portal now says this, but rules might need updated to also reflect? Agree. Registering person is required and all license plates. Steve will take look and finalize.
- d. FOLLOWING ITEMS (e. - m.) FROM RHEANNON TABLED FOR LATER DUE TO TIME
- e. [Member ID] Could we offer some sort of Free CPR, pool safety training at the pool? Maybe a class where anyone can come and hold it a few times. I asked the member who reached out if they'd like to join a committee to try and come up with some ideas for this and prices and share with the Board. She said she'd get back to me later.
- f. [Member] From Barb: "I'm wondering if a little water safety course could be done for kids and parents, maybe showing the kids what to do if they end up in deep water and realize it, what to do if one is trying to rescue them. And explain why the fire department doesn't want inflatable toys."
- g. ANGELA URSO —
1. SCHOLARSHIP FUND Wants us to consider adding one year's dues set aside that are given to one needy family each year. [Ed Note: in the past members have privately covered dues for members facing difficulty. It's not broadcast, so perhaps this isn't something that needs an additional fix.]
 2. Wants to know why members can't use the kitchen? Seems unfair to restrict it when it's being requested. We all own the clubhouse and outside it being unsafe or not in working order, it doesn't seem a good plan to not allow folks to use it on special occasions. [Ed Note: because the majority do not clean up after themselves.] Should we add a rule that cutting trees without permission requires a replant if the board desires and requires caring for the tree until at least 9" and then approval for cutting again.
 3. Could we also add a clause that if they choose to sell the home in that time period they are required to make the arrangement with the new owner about the tree/ trees requirements they have. If we add it carefully, the house could not be considered complete until they replant. We need to find a way to beat these rule loopholes
- h. ERIK BROWN - Wants us to reinstate a diving Board at pool? (Side note, I

- don't know that we ever had one)
- i. ZOE VERNON—SNOWMOBILE RULES Zoe doesn't like that she has to move snowmobiles off property in summer or have money to build containment. Is this a covenant?? She's going to email Steve Pand, so maybe we don't need to discuss?
 - j. BRIAN AND PEGGY SMITH —KEEPING THE GROUNDS FIRE SAFE. Thank you for today's AGM. This is a follow up to my comment at the AGM to provide an opportunity for members to compost their green yard waste and forest duff that builds up. This would help keep MBR more fire resistant by encouraging owners to maintain a clear space around their homes by providing a way to dispose of yard waste year-round (or perhaps during non-winter months). This could take the form of a compost box, a central disposal point (like the A-frame area has served in the past) or maybe a monthly collection at the end of driveways. Rheannon thinks this is a great idea, but it's going to require someone willing to step up and volunteer for the job and research. Any takers? (Side note—the Firewise program is helpful for this too.) [Ed Note: when we have had DNR here to assess stuff, it's been a bit of a joke. People got instructions to clean gutters when their house had no gutters.]
 - k. DICK RUSSELL — WANTS MORE SPEED BUMPS he wants more aggressive speed bumps. Maybe along Glacier creek road? Do these come with paving, or do we use add in temps? Who's taking grounds? Can they look into this?
 - l. BRAD MIDDLETON —
 - 1. Tree Policy bylaw thoughts, he'd like to see this wording update added. Brad thinks a better bylaw would be that if the board suspects a tree to be rotten and the home owner has been notified and refuses to respond or take action within an established time frame, the board has the right to hire an arborist and if the tree is deemed rotten the board will have it removed and the cost for both the arborist and removal would be placed on the homeowner. I think this would speed up the process and actually put liability on the homeowner as they have been notified by a certified arborist.
 - 2. Waiver of audit He says in the past we had volunteers do an audit for us and it was free, did not cost the Rim anything, he thinks this is a good idea to do again.
 - m. Concerns that arose during card audit.
 - 1. There are a ton of realtors just holding random cards so they can always get in the Rim. The rules around vendors are pretty loose. For instance, now that vendors can't use owner cards, there are a ton of vendors getting their own for construction and various things, but many don't have active projects.
 - a. Do we care that many don't have a reason to have a card?
 - b. Should it be they can't get them without an active reason, and then the card expires unless they are the type of business like fed Ex, UPS, or rental management for instance where they have ongoing business.
 - 2. There are two lock boxes hanging at Grahams Store with realtors names on them that are selling houses in here, so I'm sure those have our gate cards in them for any realtor to grab. I think the person who is listing the house should be who holds the card. They can put it in a lockbox others can use for the time of the sale.
 - 3. But for now I think we do just give them out to anyone who claims to be a vendor. I feel like we are getting stricter with owners and looser with

vendors.

d. Legal - Discussion Items

A) **Discussion of Vehicle rules**

All motor vehicles operated within MBR must meet Washington State requirements for licensing, insurance, and other driver qualifications.

– Members or their guests shall not operate unlicensed or uninsured, electric, or powered vehicles or conveyances of any nature on any MBR roads or property. Electric bicycles that include pedals for manual operation may still be used. Members are responsible for violations by guests.

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B) **Fence rule**

Consideration of banning concrete fences.
Banning concrete fences on property. Pass - jolie 1/ david 2

C) **Fine for failure to remove hazardous trees**

a. **Cost of removal plus \$300.00? Jolie 1/rhrannon 2**

D) **Pool signs require updating to current Whatcom County standards.**

Mandatory:

Children under age 13 must be supervised by a responsible adult.

*

Children ages 13-17 cannot use pool alone.

- * Everyone must take a cleansing shower before using pool.
- * If you have a disease that can be transmitted by water or have been ill with diarrhea or vomiting in the last 2 weeks, don't use the pool.
- * Diapers must be changed in the designated changing area and must have a tight-fitting protective covering.
- * People with seizure, heart, or circulatory problems should not swim alone.
- * No running or rough playing.
- * No food or drink allowed in the pool.
- * Don't use pool when under the influence of alcohol or drugs.
- * If you don't follow the rules, you may be removed from the premises.
- * In an Emergency, call 911.
- * Emergency phone is located at [insert facility information].

* First-Aid Kit is located at [insert facility information].

Possible suggested additions:

- water ok
- No glass
- No inflatable stuff
- Contacts
- Update language to follow WAC

1. Water is allowed
2. No glass containers
3. No pool toys that require inflation.
4. See <https://www.mtbakerrim.com/documents> for MBR rules and schedule of fines.
5. Remember this is a community, please talk to your neighbors. If something is amiss please report to the community manager.
6. Members can lose access to the pool and clubhouse for failure to adhere to the rules.
7. Adults 18 and older only 9am to 10:30am daily

Since kids 15 and younger can't use the clubhouse alone we may want to up the age of swimming unsupervised from 13 to 15.

- a. Up to \$2000 to update equipment david 1 / jolie 2

e. Violations:

- a. Complete: all rental registration failures.
- b. Not complete: sending out for inaccurate and incomplete registrations. Will work on over the coming weeks.
- c. If we want registration enforcement to be accurate, we should task someone with a rotating spot check of entries in person. Suggestion would be to focus on a "block" (eg 19xxx, 10xxx) each weekend and spend 10 minutes with the printout of that weekend's rentals for the block, looking for any unregistered vehicles. Whole-community checking is not likely going to be a good use of time, but if we work through the 13 or so blocks that's a ~quarterly frequency for every block.
- d. Warnings
 1. 19035 Golf Cart – response "wasn't me"
 2. 16008 STR clubhouse – response "you gave me key cards and said they didn't have access." owner claiming it's not their fault, but the Rim's fault they gave renters access to pool/clubhouse.

e. **Violations**

1. **18016 STR clubhouse \$100 – appeal attached including violation letter appeal. s/t renter used clubhouse. Deny appeal.**
2. **13022 - they claim because they always register it must be our system who failed.**
3. **Steve inserts that we can't**
4. **14047 Burn ban \$500**
5. **VIOLATIONS WHAT TO DO:**
 - a. **Vote to drop to just a warning everything in 2023 and pick up at 2024.**
 - b. **Move violation generation back to office and board members approve and send out. Brad will clean up 2023.**
 - c. **Move to 12 months suggestion for handling violations.**
 - d. **Approve waiving march 24**
6. **Rental Warnings:**
 - a. **11102**

- b. 13010
- c. 14046
- d. 14053 x25, reduced to 23 because of our data. Process error – entries were there, they weren't charged.
- e. 14057
- f. 14060
- g. 16008
- h. 16036
- i. 17023 x4
- j. 1704
- k. 18021
- l. 19022
- m. 19027 – rescinded because of our data ???
- n. 19058
- o. 21002
- p. 21003

7. **Rental Fine**

- a. 12015 2nd time \$300 should be an incomplete and inaccurate registration and will add to that batch
- b. 13022 2nd time \$300 – appeal attached including violation letter. Additional email claiming it was entered but did not store thus it's our system that failed.
- c. 14031 3rd time x 4 = \$2700 – data error on our side, reduced to \$2025.
- d. 17022 2nd time \$300
- e. 16020 2nd time x 2 = \$600 – appeal forthcoming / questions if 2023 are valid
- f. 18029 2nd time x7 = \$2100

a. G&M - n/a

b. Property Standards

- 1. 12036 put in generator and poured concrete and are above impervious limit.

5. **Board seats**

a. Appointment of Director Slots

- 1. Following Positions Eliminated by Vote at AGM

- a. Member Relations
- b. Member-at-Large

- 2. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the Directors serve as follows:

- a. Officers:
 - a. President - Rheannon
 - b. VP - Steve
 - c. Treasurer David
 - d. Secretary David
- b. Legal and Insurance Steve
- c. Property Standards - Jolie
- d. G&M and member relations - Deborah
- e. Violations - Brad

b. David mentions Titti offering to assist with Project Management

c. Pool deck

d. Housing

6. Other- n/a
7. Exec Session at 20:37
8. Return from Exec Session @ 21:00
9. Next BOD Meeting: Fri 16-Aug-2024
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR July meeting Adjourned @ 21:10
11. 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-8zOVV537nNRqj/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-

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