

MBR Board Meeting March 2024

Wednesday, March 13, 2024 9:23 AM

DATE March 15, 2024 @ 19:00

Notes taken by Jolie Matkowski as dshill off due to illness.

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, Meeting called to order at 7 PM
 - a. Board Members In attendance: Rob, Rheannon, Brad Roberts, Jolie Matkowski, Dawn Chaplin
 - b. Absent: Steve, Arnost, David
 - c. No other members present
2. "In-Person" Member Comments (2 min. time) - none as none were present
3. Consent Agenda Items
 - a. One item removed from consent agenda (noted, below).
 - b. Financials:



1. February
2024 Fina...
- c. Secretary - not present
- d. President
- e. Legal - March 2024 Legal

1. Complete fee schedule- moved off consent agenda
2. Change to Tree Policy. (Added language) to the paragraphs:

Trees that do not meet the criteria of “Significant tree” or “Heritage Tree” are exempt from this policy and may be removed. The Property Standards Director must be notified prior to the removal of any tree that measures 8” or larger in diameter at the base of the trunk to determine if the tree is exempt or subject to requirements for removal as stated in the Tree Policy.

The Mount Baker Rim Community has determined that unless Significant or Heritage trees present an imminent threat to life, property, or pose a significant impediment to proposed construction in the Mount Baker Rim, they shall not be removed. Exceptions may be made for Significant trees or Heritage trees on a case-by-case basis if sufficient justification is provided to the Mount Baker Rim board, however, such cases must be documented and presented to the board in writing 30 days prior to a meeting. Removal must and approved by majority consensus of the board members present at the meeting.

If passed, Steve will make any changes needed to make our other documents consistent.

f. Property Standards:

- Approved hazardous tree removal by consensus between owner, PSD, and CM
 - Large maple on both [14048] and [14049] removed after agreed to divide cost between both owners.
 - [22014] pinnacle road tree fell onto lot will be cut and removed by owners (no approval required but wanted to document in notes). Reported hazardous trees on neighbor lot, but hard to tell which lot they are on. All Alders, need to follow up with note to both owners.
 - [22015] overhanging branches will be trimmed by MBRCC Grounds & Maintenance team
 - Items of note for the board:
 - [16021] - approved closure and return of damage deposit of new house construction after driveway was limited to less than 20’.
 - [11099] welcome road lot for sale includes proposed build for lot that does not appear to meet property standards. Received question from neighbor to verify this was not an approved build (it isn’t). I also sent a note to the realtor selling the lot to make sure that he lets any perspective buyers know that the proposed build should not be assumed to be approved and to share the min property standards. Realtor responded and assured me he would.
 - [11050] Jagged lane - Emailed owner, as did Rheannon to

verify survey is required to ensure impervious surface limit isn't exceeded before adding additional roof covering area. Clarified what is and is not impervious (i.e. gravel is pervious).

- [19009] Glacier Rim Drive intending to develop. Sent documentation required to be sent in for review.

g. Violations

Warnings

14061 Kids in clubhouse unattended

19040 golf cart on MBRCC roads – not him / rescinded. Need better intel if we're going to send to someone else and it's a rule that needs altering.

Violations

18001 tree sent and rescinded per board vote

Appeal followup

11093 denied – clarifying parking information shared

14004 tree fine reduced to 1950 as 4 vs 8 trees subject to fine

14031 denied – 3rd violation of clear rules

12031 denied – no communication supporting claims

*** END OF CONSENT AGENDA ***

4. New and Continuing Business

a. Secretary - n/a

b. Violations -

Our rules around “vehicles” are irrational. They exclude multiple forms of conveyance that are otherwise legal on city and county roads. Odds are they're in violation of ADA as if someone used an electric wheelchair we should issue a warning/fine, as would a riding lawnmower, and the ATV driven by the water district. Adults on electric skateboards, onewheels, electric scooters, etc. are about similarly dangerous as adults on skateboards, unicycles, and scooters, etc unless they are illegally over-powered but we allow one and disallow another. Same goes for kids; the under16 aspect is equally dumb as a power wheel that goes 2mph would warrant a violation. I get we don't want dirt bikes ripping around – but I saw legally licensed dirt bikes driving in the rim last weekend. We can make a better set of rules that should maintain the liability on the member associated with the device – rights and duties of pedestrian, conforming to all other rules, etc. <https://app.leg.wa.gov/rcw/default.aspx?cite=46.61.710> (note I don't have any of the things this impacts with the exception of a currently allowed e-bike that I wouldn't ever bring to the rim anyway, this just seems like an incongruous set of rules as currently written)

Suggestion as a starting point –

1. Any vehicle that can be legally operated on whatcom county roads must conform to all licensing requirements when within MBRCC.
2. Any vehicle carries the owner's liability and the owner indemnifies MBRCC from any liability including road conditions.
3. Any vehicle must follow speed limits and stop signs on MBRCC property.
4. Any vehicle that meets the state definition of mobility device (ADA assist, scooter, bicycle, moped, child's toy etc.) must conform to all other rules including but not limited to MBRCC speed limits and pedestrian right of way. If powered, power

assist is limited to under 750W or 1hp or 15cc, aka class 1 and class 2 electric bicycles.

5. Any vehicle with 4 wheels but without state licensing if under 25hp equivalent may be allowed by written exception to be renewed annually. This exception exists primarily to allow district utility access, golf cart, or riding mower.
6. MBRCC owned vehicles are exempt from power assist limitations.

c. Treasurer - Rob

1. Financials - major thing we have on there is reserve study being added to the thing. At some point, someone really needs to dig in and figure out what we are going to do and what we aren't going to do (tile?). Rob wanted to make sure everyone was on board to push through same list as prior. A truck was due for this year, close to any way.
 1. Rheannon/Laura thought keep it on there and with new dues increase that's not a bad idea. Pool deck, who was it that said the whole pool deck needs to be redone. Maybe it doesn't need to be redone.
 2. Jolie doesn't think \$204K for pool should remain on list. Rheannon agrees with the other bigger projects we have. Dawn wasn't sure. Rob will push to 2025 at the same cost.
 3. Draft questionnaire for Pac Crest for MBR's annual reserve study update, which will include a site visit this year. It has not been submitted to Pac Crest yet.



Mt Baker
Rim Com...

d. President - Rheannon

February/March 2024 MBR Projects:

Note: Chris has been in and out the last month (and off the last couple of weeks) due to health issues.

Projects completed/ongoing:

- Hazardous trees were removed by Chuck the tree guy, Ken cut down a few more
- Steve finished up a deep clean of the kitchen and also reorganized the closet in the clubhouse. It looks so much better
- Steve trimmed some tree branches along the ziply lines and around MBR popery and the fire gate
- Steve has been fixing some small electric issues in the clubhouse and shop
- Some potholes were filled
- Hannah started a gate card audit
- Learning how the gate card system works
- Hannah has been shadowing Laura to learn so of the office work
- Ken and Steve working on pool (cleaning, maintenance, etc.)

Pending:

- Dodge truck will be taken in for ~~break~~ brake service and a health check as soon as we are sure there will be no surprise snow
- Toyota will be taken in for a regular scheduled service
- Burn pile is full and will be ready to burn soon. Hannah will get a new burn permit before the burn ban starts
- Remaining potholes to be filled
- New mirror will be installed via Steve in the women's bathroom (Hannah purchased a long/tall mirror for shower area since we only have one mirror in the bathroom)

- Working on getting price for lawnmower
 - Working on figuring out if the tractor is worth repairing or if we should get a new one (Steve is working on this)
 - Hannah will get estimate for locks/keys replacement in CH/Office/Shop/Pool
 - Levee maintenance (on-going, trying to get in contact with WFG)
 - Lighting in women's bathroom
 - Garage for plow (permits, estimates, etc.)
 - Lockbox(es) for gate cards that need to be picked up
 - Pool table (slate pool tables are likely way too heavy for the guys to manage on their own and would put them at risk for injury, looking into alternatives or options for hiring someone to assemble)
 - Redesign of front gate : Steve and Arnost working on this (Hannah to assist in helping find a contractor, as this is too big of a job for regular staff to manage)
1. Caught former employee using dumpster for personal trash. Previously warned, but found multiple gate cards still in use. Found at least 50-60 staff cards under other titles with full access. Did quick audit with Hannah. Want to do a full audit. Have said we need to do it. New system will be long term remedy, but need to fix current system. Will send out a letter to all membership and all vendors (all persons with gate cards) and everyone will need to submit a form with your gate card numbers. Special email address for that. After 60 days, if you don't submit your gate card information all cards but one will be deactivated.
 1. Brad suggests write plan as policy.

e. Legal

1. The office needs a complete fee schedule approved by the Board for consistency. Items like lien fees, copying and the like have been reviewed with Laura and the costs are set to be very close if not exactly what MBRCC incurs.
 1. 4 gate cards is reasonable, but most members have more than 4. Jolie proposed we go to 6. Brad says he's much more in favor of keeping it at 4 until we have the new system later. Rheannon says later we will have codes, so it will be more reasonable to have the limit be 4 cards. Rheannon thought 5. Rob agreed with Brad that if we say a certain limit and cut back later. Rob suggests go through audit to document who has what and come back and discuss the situation vs making a decision. Brad would vote for 6 based on the data. Rheannon says most members have more than 4. Dawn says if members have a special reason for the cards they need to come to the board.
 2. Jolie motioned to delete the line with the card limit on the List of fees and approve it then collect the data on the cards and if majority of members have over 4 cards then don't limit to 4. Rheannon indicated that this would be difficult with the audit. The system is very cumbersome to evaluate who has what cards, and no one wants to do the audit. Brad disagreed to allow more than 4 cards. Brad says there is WiFi at the gate, Rob doesn't understand why we are cutting back to 4 in the first place. Brad says we shouldn't have anyone who has more than 4 cards as a vendor.
 3. Brad is strongly opposed to change the number.
 - 4.
 5. UPON A MOTION DULY MADE, SECONDED AND CARRIED, member card limit it set to 6 (from 4); on objection and one abstention.

- 6.
7. UPON A MOTION DULY MADE, SECONDED AND CARRIED, change to Fee Schedule so first 4 cards per existing fee schedule with second 2 cards each \$100. One objection.
- 8.
9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, List of Fee Schedule changed to reference max of 6 cards per member.



List of Fees

- f. Property Standards - Jolie. No new items
- g. Member at large - Dawn
 1. Hoping to come back down soon. Husband medical issues and Dawn hasn't been well either. Would like to be down there for Easter and do an Easter egg hunt for the kids on Sunday 31st 10 - 11 AM. Brad mentioned Mt Baker Ski Area is doing Easter eggs Saturday 9 am - noon.
 2. Dawn is going to purchase materials in Canada, all members in attendance are OK with purchasing materials and taking down the exchanger rate the day purchased.
 3. Saturday night, March 30th Dawn will do a karaoke. Rob asked how many attend and the number was not known, but a reminder it's free!
 4. If the keys are going to be changed on the doors, don't forget about Dawn for social.
 5. Dawn wants to thank Steve for cleaning kitchen and upstairs attic! Very happy he cleaned it.
THANK YOU STEVE!
- h. Member relations - n/a.
5. Other
 - a. Jolie reiterates that Steve is extremely responsive and doing a great job on trimming branches, checking out hazardous trees.
 - b. When does fee schedule go into effect? Discussion about audit when 6 cards [Ed note: unclear.]
6. Next BOD Meeting: Apr 19, 2024 07:00 PM
7. Exec Session
8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, meeting Adjourned at 7:46 PM

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-

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSijBQ2nzcstsGLajitl4mck4b4qgB.1>

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