

MBR Board Meeting Published Minutes April 2024

Tuesday, May 14, 2024 5:30 PM

DATE April 19, 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, MBR April 2024 Board Meeting commences @ 19:04
2. Present:
 - a. For the Board: Rheannon, Dawn, David, Steve, Rob, Jolie, Arnost (late)
 1. Not present: Brad (he gave heads up)
 - b. Members: none
 - c. Staff: none
3. "In-Person" Member Comments (2 min. time) - none, no members present.
4. Consent Agenda Items - No items moved off Consent Agenda.
 - a. Financials - [2024 Monthly Financials Sharepoint](#)
 - b. Secretary - May-2024 minutes: [Agenda MBR Board Meeting March 2024](#)
 - c. President - n/a
 - d. Legal - Changes needed to match changes for March meeting items passed.
 1. REGISTRATION OF VENDORS **AND KEYCARD/FOB RESTRICTIONS**
 - i. Any person hired or employed by an MBRCC Member for the purposes of this section is considered to be a Vendor. Vendors are present at MBRCC at the behest of the of the Member and the Member is responsible for any violation of MBRCC covenants, rules, property standards or bylaws by the Vendor.
 - ii. Unregistered Vendors are those that have not recorded their business with MBRCC and have not been issued a key card.
 - iii. Unless the member is present at their property at the same time as the Vendor, it is the members responsibility to register any Unregistered Vendors license plate number with MBRCC at or before the time of the

Vendors arrival if the vendors vehicle lacks markings identifying the business.

- iv. Vendors may not use Members' key cards or fobs but shall register and apply for cards through MBRCC.
- v. Any Unregistered Vendor or Vendor that fails to properly display identifying information on the vehicle while working for an MBRCC Member will subject the Member to a possible fine.
- vi. Vendors are limited to a maximum combination of 4 keycards/fobs subject to fees and registration requirements.
- vii. Members are limited to combined total of 6 keycards/fobs subject to fees and registration requirements.

e. Property Standards -

Approved hazardous tree removal by consensus between owner, PSD, and CM

- [19051] - multiple trees approved for removal, all below 9" diameter

Hazardous Tree emails sent to owner:

- [11053] - Owner responded to email that he will remove trees and that he has been out of area.
 - [14033]
 - [14062]
 - [19055]
 - [15031]
 - [14001]
 - [13012]
 - [15005]
 - [15024]

Items of note for the board:

- [12018] - RIM owned dead trees on 12002 behind house, have been asking board to remove for over a year.
- [11025, 26, 27] - owner emailed regarding garage expansion project
- [18027] - PSD and President approved General Development Permit upon receipt of \$5000 damage deposit. Build meets all property standards and lot already has septic installed.
- [16015/16016] - owner doing some dirt work/verifying soil stability
- [11093] - owner requested keeping parking at road. Request denied and owner notified that road and driveway must be restored back to topographical plans. Culvert and temporary parking must be removed and grass replanted. Reiterated rules do not allow parking on roadway or curbside.
- [12036] - requested owner survey regarding impervious surfaces after identifying concrete pad in rear of property. No response from owner.
- [15019] owner requested arborist about 36"+ diameter tree.

f. Violations

1. Warnings:
 - i. [12031] Abandoned logs on cul de sac. Chris apparently is taking possession of them.
 - ii. [17042] RV warning. "sorry" received back.
2. Warnings to be sent
 - i. [11027/25] – awaiting clarification on RV.

ii. Unknown address – dog barking/off leash requires address.

*** END OF CONSENT AGENDA ***

5. New and Continuing Business

- a. Secretary - n/a
- b. Violations - not present
- c. Treasurer-
 1. Budget workup for AGM - Rob will forward for next meeting
 2. Capital projects and reserve study - ditto
 3. Six lots still owe dues; intent to lien letters will go out on May-5th.
 - i. Is [17033] donated yet to rim (they are one of the lots)? Rheannon will check.
- d. President and Hannah's list
 1. New Reserve Study complete.
 2. [12031] Construction debris all over lot and road; contractors left an unattended, unlocked, and running excavator after they left for the day. Warning to member.
 3. Spring dumpster -Stage it right away; same price to members as last year. New pricing adopted last year covered expenses, even with the large number of people dumping without paying, Approx. \$ 1800 cost. Same price as last year. We will order now right away.
 4. Pool will open for business on May 24ish (Memorial Day weekend)
 5. Clubhouse cleaning during pool season - Cleaner schedule last summer was M-F (opening at 9AM). She can come before open and clean or come at night after close. Will ask her this year to check the soap and supplies - no one can remember if she did this last year.
 - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was approved to hire Autumn to clean Clubhouse for five days per week during the season while the pool is open.
 6. Pool Cover Reel - You can view their products at Rockys.ca or visit poolsupplies.com if you're interested. They are listing the Rocky's Senior at \$1,119.99.
 - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was approved to purchase replacement pool cover reel.
 7. TRACTOR - Ed Note: old tractor is beyond lifespan, is breaking down, and difficult to use in a timely fashion.
 - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, was decided to approve purchase of new Deere Tractor with plow hardware.
 - 1) Background/Options:
 - a) Deere Tractor
 - i) 2023 budget for new tractor was \$27,000 (though prices have increased since then)
 - ii) **Steve's pick* (reason: better model)** Name of shop: Pape Machinery, Inc. Tractor Model: 2022 JOHN DEERE 3025E Compact Utility Tractor.
 - iii) Mounting kit included in price?: Yes
 - iv) Engine: 25 HP
 - v) Price:\$ 30,460.44; Price without snow plow attachment: \$27,283.09 (see note above)
 - b) Tractor Model: Kubota L2502HST. Name of shop: Scholten's Equipment.
 - i) Mounting kit included in price?: Yes
 - ii) Engine: 25 HP
 - iii) Price: \$27,904.00
 - c) Tractor Model: Kubota L3302HST. Name of shop: Scholten's

Equipment.

- i) Mounting kit included in price?: Yes
 - ii) Engine: 30 HP (not necessary for our current needs)
 - iii) Price: \$31,359.30
8. ~~Tree approval under \$1500 for two trees threatening owners home for over 3 years. Add (New quotes) moved to Jolie's section~~
9. Change spend approval levels to take board out of low cost/mundane purchases. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to approve the following approval levels for purchases on behalf of MBR.
- i. \$200 general staff
 - ii. \$500 for senior staff
 - iii. \$1000 senior staff with one board member.
 - iv. \$2500 senior staff with two board members
 - v. Above \$2500 requires full board

e. Legal-

1. Problem: Having nine voting board members makes managing MBR very difficult because it has been impossible to have nine people fully engaged. This means that when attempting to approve items outside of board meetings, we generally cant get anything done because WA State law requires the involvement of ALL board members on an out of board meeting vote (e.g., voting by email).
 - i. Additional Problem: Not enough members applying to be on the Board; problems in getting votes on measures to run the Rim. Candidate quality is poor.
 - ii. Current number of directors: nine (9)
 - iii. Suggested change: Reduce number of director slots from nine to seven.
 - 1) Eliminate at-large position.
 - a) Combine member relations and grounds into a single director slot.
 - iv. Do we reduce voting directors and move some positions to officer positions that don't vote.
 - v. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Voted to reduce the number of board seats from nine to seven.
 - 1) Arnost then wants to discuss after vote
2. Eliminate restrictions on President serving more than three terms. This makes no sense and is unclear as to whether it refers to board terms of presidential terms.
 - i. Proposal - to remove restriction.
 - ii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to remove the restriction.
3. Text Changes (below), approved by vote.
 - i. Bylaw VI

Section 1. The business, property and affairs of the Community Club shall be managed by the Board of Directors composed of seven (7) 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

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

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

N.B.: Green is removed language. Yellow is additional language.

- ii. Road Language Changes: Steve wants to shelve this because people raised objections a day or two before meeting.
 - 1) Rob asked about impact of these rules on insurance
 - 2) Our covenants restrict to WA state laws/rules
 - 3) Proposed Language:
 - a) Vehicle Operation on MBR roads - Suggested by Board to add consistency
 - b) Vehicles operated on MBRCC roads must conform to all Washington State licensing requirements.
 - c) Any vehicle operated on MBRCC roads or property must carry owner's liability insurance.
 - d) All vehicles must follow speed limits and stop signs on MBRCC property.
 - e) No one under the age of 18 may operate a motorized vehicle on MBRCC roads or property.
 - f) 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.
 - g) Any vehicle with 4 wheels but without state licensing if under 25hp equivalent may be allowed by written exception granted by the Board and will need to be approved annually. NB: This exception exists primarily to allow use of Water District utility access, golf carts, or riding mowers.
 - h) Dump trucks with pony trailers (tandem haulers) are prohibited in MBRCC.
 - i) MBRCC employees and their agents or vendors engaged in MBRCC authorized maintenance, construction, or development are exempt from these requirements.
 - j) Steve asks folks to review and revert back to him with these comments.

N.B.: Green is removed language. Yellow is additional language.

f. Property Standards-

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, approval to pay Chuck the Tree Guy for removing five MBR trees that were dead and hazardous. For \$2068
2. Additional trees to address:
 - i. - [12002] - 2 dead trees behind [12018] are RIM owned dead trees need to be removed

- ii. - [15025] - RIM owned dying maple need to be removed.
- iii. - [14049] - RIM owned dying cottonwoods need to be removed.

g. Member relations - nothing beyond Dawn is moving her BC residence.

h. Member at large

- 1. Gate rebuild - met with Steve. Says Steve gets what he needs to do. Realized he can't do it inexpensively. He is tied up until July. Says we need to hire a company to do this.
- 2. He is suggesting have both old and new systems running in parallel.
- 3. Clubhouse internet is down; Arnost to take a look.

i. Ziplly date May-18 - received notification from Ziplly of construction company date; we don't know what this means.

6. Other - n/a

7. Next BOD Meeting: May 17, 2024 07:00 PM

8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to move to exec session @ 20:04.

9. Back to regular session @ 20:43

10. Do we want to have a time clock for employees? Are we getting the work for hours we are paying.

- a. We need a manager to manage people. Board isn't going to fix this. Leave this for now. This is something a manager should manage.
- b. Consensus is we need to hire another person

11. Adjournment @ 20:53

12. 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=KSiJBQ2nzcstsGLaijtI4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

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