

# MBR AGM 2024 Minutes

Sunday, June 30, 2024 11:54 AM

**NB: THESE ARE UNAPPROVED 2024 MOUNT BAKER RIM (MBR) ANNUAL GENERAL MEETING (AGM) MINUTES. THESE WILL BE APPROVED AT THE 2025 AGM.**

Notes:

- Quorum
  - The required number for meeting Quorum equals 10% of the voting membership, which currently is 378 members.
  - Quorum requirement therefore equals  $0.10 \times 378$  or 38 members.
- All times are Pacific Time.

- 1) List of those present:
  - a) For the Staff: Laura Meyer, Hannah McDermott
  - b) For the Board: David Hill, Rheannon Schoephoester, Steve Pand, Rob Woods, Jolie Matkowski, Brad Roberts, Dawn Chaplin; Arnost Fronек is a no-show.
  - c) For the Membership: see Zoom tally at end.
  - d) Fifty nine (59) attendees counted at 13:30, and Quorum requirement was met.
- 2) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR 2024 meeting is called to order at 13:32.
- 3) Titti Ringström, Moderator.
  - a) Titti introduces herself.
  - b) And explains how things will work:
    - i) Everyone is muted until they have the floor.
    - ii) Members may address AGM during Comment period.
    - iii) A Member wishing to address the meeting shall use the Zoom *Raise Hand* function; once acknowledged, they will be unmuted and may proceed.
    - iv) Members will get 2 mins max to address AGM. Members may raise multiple comments and are not limited to one comment. Members may not transfer their comment period to another member.
- 4) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the AGM Order of Business is adopted.
- 5) Rheannon introduces our Staff
  - a) Laura Meyer, Bookkeeper, introduces herself.
  - b) Hannah McDermott, Community Manager, introduces herself and Soda.
  - c) Ken Sather, Groundskeeper (not present).
  - d) Christopher Starks, Assistant Groundskeeper (not present).
- 6) Rheannon introduces the Board of Directors
  - a) Steve Pand, Legal & Insurance / Vice President

- b) Rheannon Schoephoester, President & Acting Grounds and Maintenance
- c) David Hill, Secretary
- d) Rob Woods, Treasurer
- e) Jolie Matkowski, Property Standards
- f) No Separate Director, Grounds and Maintenance
- g) Brad Roberts, Violations
- h) Arnost Fronck, Member at Large (not present)
- i) Dawn Chaplin, Member Relations

7) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR 2023 AGM minutes are approved.

8) Directors reports (please see individual Director Reports on MBR Web site, under 2024 AGM Page):

- a) Legal & Insurance, Steve Pand
  - i) Insurance Premiums up
  - ii) No litigation this year
  - iii) Issues surrounding gate; we have done legal opinions on this.
    - (1) Keycards everywhere
    - (2) Black market in our keycards
  - iv) Outdoor worker regulatory changes around fire smoke - where and when and how they can work
- b) President, Rheannon Schoephoester - 70 participants at 13:45
  - i) Explains role of president
  - ii) No tie-breaker vote on board
  - iii) Same single vote like all board members
  - iv) Being on board is not about fulfilling personal agendas. Board represents membership community
  - v) Struggle finding caretakers/Community Manager - splitting up position into two positions:
- c) Secretary, David Hill - taking notes, so see individual report.
- d) Treasurer, Rob Woods
  - i) Shoutout to Laura
  - ii) Goes over this year's PNL
  - iii) Goes over increases
- e) Property Standards, Jolie Matkowski
  - i) Background
  - ii) What Property Standards is about - maintaining MBR and min property standards
  - iii) Lots of my work is hazardous tree work plus some projects and new building
  - iv) How to contact her
  - v) More on trees - if everyone doesn't agree, go to an arborist (ISA Certified)
  - vi) 83 requests to prop standards this year
    - (1) 23 tree removal / 21 approved
    - (2) 19 hazardous trees Identified on owner lots
    - (3) Let her know if you ID haz trees around MBR
  - vii) Run-down of projects this year
- f) Rheannon reminds that comments will be done during comment period - as someone raised hand now
- g) Grounds & Maintenance, Rheannon Schoephoester
  - i) Rheannon has been filling in for vacant seat
  - ii) Run down on what grounds staff do

- (1) Hannah - run down of what Hannah does
- (2) Ken
- (3) Yvette - did flowers for us
- (4) Chris Starks
- (5) Autumn - Keeps the clubhouse clean
- iii) MBR Purchased new tractor with snowplow attachment to replace out-of-life old tractor.
- iv) Future stuff / needs
  - (1) Employee Housing
  - (2) Gate system
  - (3) Paving
  - (4) Rot in clubhouse
  - (5) Levee work - Fish and Wildlife is not responding to queries
  - (6) Tennis court work
- h) Violations, Brad Roberts
  - i) Term until next year
  - ii) Intro
  - iii) Two categories in violations
    - (1) Rentals
    - (2) Community stuff (noise, dogs, snowmobiles)
  - iv) Most folks are good at dealing with stuff. A few aren't.
  - v) 3 classes of violations things have no warning
    - (1) Burn ban violation
    - (2) Guesting people into pool/clubhouse
    - (3) Golf cart driving around Rim - MBR requires vehicles on our roads to be licensed and insured
- i) Member at Large, Arnost Fronек - no show
- j) Member Relations, Dawn Chaplin
  - i) Doesn't have a lot because it has been a hard year on her. Sick family; sold house; etc.
  - ii) Easter egg hunt.
  - iii) Karaoke tonight in clubhouse.
  - iv) Her daughter had a kid.

9) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, 2025 Operating Budget is ratified and added to the voting ballot.

10) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the Annual Audit is waived.

11) Individuals running for Open Board Director Seats

- a) Steve Pand (current board member, already introduced)
- b) Dawn Chaplin (current board member, already introduced)
- c) Deborah Lazaldi (5 mins for introduction)
  - i) Quick Intro
  - ii) Has been in Rim since 2005
  - iii) Moved full time to Rim this year
  - iv) Has a dog, Bowie, who walks Deborah around the neighborhood
  - v) Former attorney / Assistant DA / Judge
  - vi) Appreciates being considered.

12) New Business:

a) Proposed Bylaw changes

- (1) Steve Pand outlines changes and reasoning behind the proposed changes
- (2) Modify Bylaw Article III, Section 1 by removing sentence where purchasers are considered members before purchase. No idea why this was in there.

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)

- (3) Article XIV, Section 10: Modification of Bylaw for Sprinter vehicles that can be used as RV's. Sprinters are typically use as work trucks and can be dual use. Change is meant to remove ambiguity.

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.**

- (4) Modify Bylaw Article VI, Sections 1 & 5. Reduce and combine Past President, Director-at-Large, and Member Relations. Also, remove the restriction on someone serving as president.

*The proposed additions are in bold and deletions are listed with a strike through.*

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)~~

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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)~~

- (5) BYLAW NEW SECTION Article XIV, Section 11: HAZARDOUS TREES

*The proposed additions are in bold and deletions are listed with a strike through.*

**Article XIV, Section 11: 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).**

- b) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, proposed Bylaw Changes are added to Voting Ballot.

13) Member Comment Period:

- a) [15029]- Why waiving audit? Since easy answer, Rob says a detailed review of our finances is done annually by our chartered accountants.
- b) [19036] - We have a speeding problem in here. Wants more speed bumps. Has raised this in previous years. [Ed Note: this is one reason why MBR needs to upgrade security and access systems, so unregistered cars, which are not identifiable, can be blocked from entering MBR property.]
- c) [17006] -
  - i) Thinks we have negative N/I in budget and could be due to reserve transfers.
  - ii) Composting pile at A-frame or other options for yard debris would be helpful in keeping flammable debris away from houses.
  - iii) RHEANNON asks him to send an email
- d) [17012] Concern about combining "social" and G&M because "social" would be key position to rally people during a natural disaster. Rheannon: Indicates that there is no social position on board; person organizing social events is a volunteer.
- e) [12005] Lived here since 2016. Resident in Glacier for 15 years. She wants to be able to keep snow mobiles year round at Rim. Doesn't consider it fair that she has to build storage for it to keep it year-round. It's not fair for younger people who don't have as much means.
- f) [11074]
  - i) Appreciates board members.
  - ii) Is available to give advice on board retention and attraction.
  - iii) But busy so can't serve on board.
  - iv) Wants diving board in pool.
- g) [13023]
  - i) Lived here since 2016.
  - ii) Used to work in office.
  - iii) Wants Rim to set up a scholarship fund to pay people's annual dues. [Ed note: people have at times covered dues anonymously for members in need.]

14) Rheannon adds that no one wanted to pick up responsibility to manage an after AGM event at clubhouse.

15) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the 2024 MBR AGM is adjourned at 14:55

16) Attendee List @ 13:30 (from Zoom Registration list). Note: this includes Staff and some duplicates due to multi-person households and multiple sign-ons.

david	hill
Brian	Baird
Jennifer	Jerome
Shannon	Kalvig
Kellie	Kalvig
David	Clements

Robyn	Waldron
Paul	Gagliano
Cecelia	Carson
Clark	Huber
James	Pankanin
test	test
Brian	Bealle
Julie	Meredith
MICHAEL	JOHNSON
Brian	Nicholson
Christine	Reynolds
Rachel	Nugent
Rip	Robbins
Aaron	Gaul
Heather	Radke
Frances	Titus
Coralie	Philippot
Tanys	Butcher
Terri	Wiancko
Robert	williams
Kim	Epple
Doris	Horvath
Bianca	Williams
Myra	Rintamaki
Arthur	Lim
Marisa	D'Angeli
Brad	Middleton
Nicole	Buttermore
Hamed	Mortazavi
Sunny	Gagliano
Rachelle	Guerin
Zoe	Vernon
Kathleen	Newhouse
Cameron	Miller
Kathryn	Clouse
Zuzy	Materna Vacek
Nancy	Taylor
Richard	Russell
Ivana	Pokorny
Miriam	Marshall
Marsha	Wilson
Francine	Contreras

Ken	Hanna
Traci	Stark
Marc	Grotle
Jason	Loeb
Rob	Woods
Catherine	Fitting
David	Pace
David	Pace
Laura	Pace
steven	weinreich
Hannah	McDermott
Reeve	Newton
Jonathan	Knowles
Chris	Fitting
Susan	Sprinkle