

MBR Board Meeting September 2024

Friday, September 13, 2024 8:11 PM

Friday, September 13, 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 September 2024 MBR Board Meeting is Commenced @ 19:02.
2. Present:
 - a. Board: dshill, Rheannon, Deborah, Brad, Jolie
 - b. Membership: [17006], [12031/32]
 - c. Staff: n/a
3. Comment period
 - a. [17006] - Just wants to thank the board for everything they do.
 - b. [12031/32] -
 - a. County still has one open issue, which owner is resolving.
 - b. Also she has one open issue with neighbor[12033].
 - c. She removed one tree that was hanging over [12033]; didn't cut any other trees.
 - d. Contractor leveled land that wasn't in plan or approved. [Ed Note: which caused water to drain from her lot to neighbor's lot.] Hired land dev engineer to fix water runoff onto neighbor's land.
 - e. She said she installed no pipe belowground.
 - f. She wants us to approve this work that was not in her plan because her house was finished three months ago. [Ed Note: house is not able to be used because Whatcom County has refused to grant occupancy permit due to numerous issues, including a stop work order from neighbor [12033], septic being installed elsewhere from plan/permit, etc.]
4. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [2024 Monthly Financials Sharepoint](#)
 - b. [2023 Annual Financial Statements](#)
 - b. Secretary, minutes: [MBR Board Meeting August 2024](#)
 - c. President
 - d. Legal

e. Violations

f. G&M

g. Property Standards

- Approved hazardous tree removal by consensus between owner, PSD, and CM
 - [19039]
 - [17007]
 - [18002]
 - [12011] - 2 dead hazardous trees
 - [18018] - approved removal of 4 dead hazardous trees
 - Items of note for the board:
 - [14045] - minor project approved for removal of old shed and installation of new shed, graveling driveway, and landscaping.
 - [17014] - requested information about installing a manufactured home. I provided property standards requirements to replace his existing manufactured home.
 - [11038] - landscaping being done {no permissions required}
 - [14059] - graveling driveway [no permissions required]
 - [13017] - wants to install a shed in setbacks, working to move / adjust to be out of set backs.
 - [19019] - cleaning/staining log cabin {no permission required}
 - [14054] - approved general development permit. Tree removal has started. Plans meet property standards without variance.
 - [11093] - Rheannon, Steve, and I met with owner to verify driveway and roadway restoration requirements
 - [17023] - notified that their septic failed and requires replacement. Have not received general development permit to replace yet
 - [12031/12032] - notified them that any changes require review by the board to ensure changes are understood and approved.
 - [15022] - notified them to not install concrete without submitting project request. Working with owner to get submission for installing concrete pad/hot tub
 - [11074] - notified them that bark installed on MBRCC property is not allowed and overflowed onto roadway during rains. They will remove and restore roadway to previous culvert with grass to allow drainage
 - [14030] - removing rotten boards from existing shed and repairing {no additional permissions required}
 - Hazardous tree note sent to owner
 - [18032] - owner responded that he will take it down. Owner indicated he's looking to develop the lot and install septic. I let him know full development plan is required to do septic. He will meet with me to discuss when he's in the area.
- h. Brad wants Aug-2024 minutes, Violations, e. (f) to be clear that note about getting agenda items in before the meeting is clear that it references agenda. Changes below, in **RED** and **BOLD**.
- a. Old text: [Ed Note to board members: items to be included for discussion need to be sent to secretary by Monday morning preceding a Friday board meeting. Otherwise folks will not have sufficient time to review.]
 - b. New text: [Ed Note to board members: items to be included **in the Agenda** for discussion need to be sent to secretary by Monday morning preceding a Friday board meeting. Otherwise folks will not have sufficient time to review.]
- i. *** END OF CONSENT AGENDA ***

5. Open section

6. New and Continuing Business

a. Treasury

- a. Liens placed against >90 days in arrears properties as noted last month, with exception of [17033], which is working with us to transfer property to MBR.
- b. Violations income is 42% of expected (64%).
- c. Garbage and Recycling Expenses - these are however in line with 2023 expenses; so budgeting was off?
 - i. We are at 44% for garbage vs. 64% expected
 - ii. We are at 69% for recycling vs. 64% expected
- d. Consulting expenses are 666% of full year's budget due to Reserve Study.
- e. Interest income is more than twice than budgeted amount due to higher paid interest rates.
- f. Need to be more realistic on budgeting for maintenance [Ed Note for TREASURY]
 - i. Clubhouse maintenance is \$4K vs. \$1.2 for the entire year, and this is without current plumbing work.
 - ii. Gatehouse is \$2.3K vs. \$1.0K for year.
 - iii. Ditto for clubhouse and pool supplies.

b. Secretary

- a. Board members who ignore requests to vote by email block all progress on the issue since WA State law requires an affirmative response from everyone to proceed.
- b. Pickleball Survey - Preliminary findings:
 - i. Waiting to play is not a problem. 101/131 (76%) people have never had a wait to play pickleball. Of those waiting, 99% experienced a wait of less than one hour.
 - ii. 40% of respondents do not play pickleball.
 - iii. Results are taken with a grain of sand. - e.g., someone who is at MBR 16 days per pickleball season has tried and been unable to play on 20 days.
 - iv. Majority of people do not support playing pickleball outside of daytime hours
 - v. People who live near the clubhouse do not support additional courts due to noise
 - vi. Takeaways:
 - 1) Improving surface of existing court, along with net, might resolve the issue for most.
 - 2) Signup sheets might be useful, but no idea how to maintain

c. President

- a. Pool inspection
 - i. Pool is looking good. Inspectors said pool looks great.
 - ii. Said we need to be better about logging chemical additions. There was one chemical that didn't appear to be used. Discovered that the chemical in question is rarely needed.
 - iii. We are missing mylar space blanket in First Aid kit.
 - b. Hot water tank replacement complete for clubhouse
 - c. Isolation valves to come next.
 - d. Should we shrink clubhouse hours when pool is closed? We are at 9-9 now. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Clubhouse hours outside of pool season to be: 9:00 - 21:00
- d. Legal - Need to change bylaws to reflect USG FinCEN requirements and Code of Conduct required for board members.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the second bylaw change is approved (the one that includes both the FinCEN and Code of Conduct Language change). Yellow highlight is new language insert.

Bylaw change to make it consistent with Federal Law

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. A newly elected Director shall register with FinCEN as required under 31 U.S.C §5336 and provide their FinCEN ID to the President of MBRCC within 20 days after the election or the election results for that Director will be considered void and the position vacated. 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. (as amended June 29, 2024) No director of the Board may also be an employee of MBRCC. (as amended June 7, 2008) Only one (1) of any number of co- owners of any residential lot or lots may serve on the Board at any given time. (as amended June 28, 2022)

Final Bylaw Requiring vote of membership (Code of Conduct addition requires membership approval)

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. A newly elected Director shall register with FinCEN as required under 31 U.S.C §5336 and provide their FinCEN ID and a signed copy Directors Code of Conduct to the President of MBRCC within 20 days after the election or the election results for that Director will be considered void and the position vacated. 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. (as amended June 29, 2024) No director of the Board may also be an employee of MBRCC. (as amended June 7, 2008) Only one (1) of any number of co- owners of any residential lot or lots may serve on the Board at any given time. (as amended June 28, 2022)

- a. Violations: Brad to email out complete list after meeting [ed note, done].
 - a. [17025] – Warning for parked equipment and spill. Issue remedied quickly per Rheannon.
 - b. [14053]– Violation for June unregistered guests \$300
 - c. [17023] – Violation for June unregistered guests & incomplete information \$450
 - d. [12006] – Burn ban violation \$500
 - e. [11068] – Warning for Noise from septic alarm.
 - f. [16008] – Violation for June unregistered guest \$150
 - g. [21003] – Violation for incomplete information/no vehicle \$50
 - h. [22011] – Violation for June unregistered guests \$300
 - i. [19058] – Violation for incomplete information/no vehicle \$150
 - j. [19022] – Violation for incomplete information/no vehicle \$50
 - k. [17041] – Violation for incomplete information/no vehicle \$50
 - l. [14057] – Violation for incomplete information/no vehicle \$50
 - m. [14001] – Violation for incomplete information/no vehicle \$100
 - n. Two others
 - i. [14053] - June violation letter for two missed rental registration violations arrived at member. The warning arrived after June month ended, meaning he didn't have time

to correct actions for remainder of month. He didn't know he violated and doesn't think he should be hit for violating our rules. Member has had multiple violations around rental. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to keep violation as it stands.

- ii. [21003] - Member claims lack of vehicle registration was due to guest not having a vehicle; claims guests arrived by bicycle. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, if logs prove no vehicle entered MBR on their gate cards, we will waive violation. Hannah to check gate entry logs. If no car entry from this member on day involved, we will remove the violation.
- iii. Firewise - Brad spoke w/ them. Program last came through in 2022; they did a writeup. We could apply for a \$5K grant. This could pay for wood chipping and removal and other similar preventive work. We would be required to have one event per year to raise community awareness. Someone would need to manage this. Who would manage this? Brad will forward documentation. No one in meeting agreed to own/manage.

b. G&M -

- a. Deborah spoke w/ Travis Brown (Whatcom County, Levee). Apparently we had lined up a contractor previously to do work, but county then removed permission. So, Deborah will keep bird dogging him so we can move forward on work.

b. Housing for staff. What can we do?

- i. 11003 - we don't know if its buildable. This lot is by a-frame and Rim owned/not zero valued.
- ii. One on Glacier Rim Drive; had septic but partially washed out. - [Ed note: I believe this is 19060. We need to determine what to do with this. If it's not usable, should consider zero valuing lot.]
- iii. She will work with County on understanding what lots could be used to build

c. Property Standards

a. Items for discussion by the board

- i. Trees on Rim lot. She will ask Hannah to get quotes.
- ii. She will send out the new hazardous tree memo to owners who need it.
- iii. [11037] - she asked about process to get tree removed with current staff.
- iv. [12031/12032] - changes submitted for review by board. Board will follow-up

b. Things Jolie needs to follow up on:

- i. 12017 Grouse sold, gen development permit not closed out by owner before sale; he ignored contact from MBR. County gave final occupancy. Two additional items done before sale outside of plan which were not on plan and would both require variances to do (and we only do single variances if we do any). Both items unapproved and both are in setbacks and would need variances, but we can't grant more than one variance. [Ed Note: implication being that if one variance is applied for and granted, second build in setback would need to be removed.]
 - 1) hot tub installed in setback and
 - 2) HVAC on concrete slab in setback.
- ii. 18001 - hasn't done the planting they committed to doing this summer after cutting stuff w/o permission. She sent out email to owners right after the meeting finished.
- iii. Deborah adds that hazardous trees on 16002. They already got letter last year, but no action. They will get a new letter. Also has tree hanging over neighbor's property [16047] on Alpine Road.
- iv. Multiple hazardous trees that were not removed after notification last year need to be resent with new letter. Jolie will work on those this month. Who from the staff can work with tree vendor to get quotes? Answer: Hannah.

7. Other - nothing

8. Next BOD Meeting: Friday, October 18, 2024 @ 19:00 dshill to send out email to see who can attend

when. Brad can't make this date. Check with

9. Exec Session
10. Adjournment
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/join/84106892254?pwd=KSiJBQ2nczstsGLaijtI4mck4b4qgB.1>
<https://us06web.zoom.us/join/84106892254?pwd=KSiJBQ2nczstsGLaijtI4mck4b4qgB.1>

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSiJBQ2nczstsGLaijtI4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

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Passcode: 150402

Find your local number: <https://us06web.zoom.us/j/84106892254>