

# MBR Board Meeting August 2021

Tuesday, September 14, 2021 9:32 AM

Minutes drafted by Rheannon

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the MBR Board Meeting would be called to order at 7:00 pm.

Attending for the board: Rheannon, Steve, Heather, Dawn, Rip, Rob

Not in attendance (board): Ben, David

Not in attendance (Staff): Laura

Attending Employees: Mike

Members Present: Dave Clements

1. Member question period:
  - a. Dave Clements- wants to know if engineers have come yet to inspect clubhouse. Would like to see a special committee set up to oversee community/ clubhouse issues, and report to members what's going on every two weeks. Also worries about possible upcoming snow load on clubhouse roof with current issues. Response- we will be getting into clubhouse issues a little later in the meeting and check back to see if he has further questions.
2. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the July 2021 minutes were approved.
3. Mike discusses integrating clubhouse, and gate house repairs together.
4. Secretary: not present
5. Treasurer report:
  - a. Couple of members are behind on dues
  - b. Need to discuss reserve study with committee soon
  - c. Hasn't connected yet with Chris Park but will do so for past treasurer info. Rheannon to get Rob Chris' contact info.
6. President Report-
  - a. Not much to report. Have had complaints about construction such as chainsaws, heavy machinery etc. starting so early and that it's unkind to the full time residents, and that the community should be about convenience of members, not builders.
  - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT midweek Intrusive Noise hours would be changed from the current 7:00 – 17:00, to 8:00 – 18:00 instead. Weekend Intrusive Noise hours to remain unchanged.
  - c. Discussion about pool rules, how many people can one person bring to pool? Are pool parties allowed? There is no current info about this. Perhaps

something to address as there have been pool parties recently, which led to frustrations among members, and concerns about safety.

7. Grounds and Maintenance Report, and Mikes info.-
  - a. Mike has template for staff schedule. Mostly weekends off for Ken
  - b. Since last meeting , Pool being open, and sanitizing all going ok.
  - c. Mike suggests possible pool closing date of September 12<sup>th</sup>. Forecast to be rainy and cooler. [Editor note: pool was closed for the season on September 12, 2021.]
  - d. Board members agree to watch weather.
  - e. Mike has been talking with contractors to deal w/ Clubhouse settling. Has a meeting scheduled with one, and has been gathering info about clubhouse situation and repairs. Will continue to report back to board.
  - f. There is trouble with the pool chemical feeder, so the pool has had to be frequently babysat taking up lots of staff time. Having to monitor and add chemicals manual multiple times a day.
  - g. Mike looked through club house reports from past repairs that seem similar to current issue. Had Superior Slab Jacking do work last time, but they appear to no longer be around. Has been speaking with Geo Test and they are coming September 1<sup>st</sup> to meet Mike at clubhouse and assess repairs and issues.
  - h. There is a possible snow load issues with clubhouse damage that is to be assessed.
  - i. Mike mentions the possibility of adding solar panels during repairs, or in the future to save on energy, and use a greener energy. He's been speaking with environmental stability consultants to get info and ideas.
  - j. Need to assemble project team to assess scope and [create a] budget of repairs. Mike reached out to ground penetrating radar team and is still gathering lots of info. Mike suggests possibly phasing the work for the sake of budget.
  - k. Dave Clements thanks Mike for answering all his questions.
  - l. Mike thinks it would be good to try and avoid a special assessment cost to the membership if possible.
  - m. Mike and Rheannon will put together a quick blurb for the website to update members on the clubhouse.
  - n. Rip discusses road damage done by PSE, and the water damage to the eaves at the gatehouse.
  - o. Garbage and recycling are overflowing again!
  - p. Possibilities discussed: Composting,- possibly making a bear friendly (Bear Proof) area for this that would reduce volume of waste.
  - q. Members doing lots more online ordering these days, so cardboard is through the roof!
  - r. Board agrees if more cardboard dumpsters can fit Mike can order as many as

possible.

- s. Glacier Fire dist. Has agreed to do a ONE TIME controlled burn down at the A-Frame to get rid of all the piles from the past. They would bring means to control embers etc, and care for this with extreme caution once the burn ban is lifted. When this gets scheduled, board to make announcement to membership first.
- t. Ben suggests we should do brush clean up continuously because fires can jump mountains.
- u. Ben could take the lead on this controlled burn at A-Frame since he's also on fire dept.

8. Arnost Joins meeting @ 8:04pm

9. Legal and insurance report-

- a. Steve mentions a member has requested to bring in House Hunters Intl. to film a house they purchased and pretend to be looking for one to buy and then pretend to pick this house for the tv series. A few members hoped we could charge House Hunters a fee and allow them in and then use this money towards our clubhouse repairs. Steve mentions from legal liability perspective this is a terrible idea. House Hunters Intl. requires HOA's to sign a liability waiver for House Hunters Intl. holding them at NO fault for their actions or damage. This would obviously not be a smart move on the part of MBR, so board agrees to decline allowing them to come in to film. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR would not allow House Hunters International to film on MBR property.
- b. Steve discusses modifications for By Laws and Rules.
- c. There was an AGM discussion about 2 owners both serving on board, this needs addressed today.
- d. Property Standards rules and Bylaws dealing w/ construction:
  - a. Problems and holes in our rules for Prop. Standards and the membership is complaining about all the huge cabins. People are spending 900 thousand on new builds, and developers see how crap our rules are and take advantage of them.
  - b. Steve suggests our By laws are ok, Rules are NOT good enough. Most haven't been updated since 70's. Times are changing and we need to keep up.
  - c. City of Bellingham is more strict than us in MBR with our rules. We are wasting money on legal fees to battle these ones, and need to fix our rules to save on these issues. Steve to bring in 2-4 rules changes per month so not an overwhelming process, but will help to slowly fix the holes in our rules that don't stand up in court.
  - d. How to deal with trespassing issues? Enforcement tricky, and board agrees should be handled by sheriff. Warnings can be politely sent by

MBR, but not enforcement.

e. Changes:

- i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT: If a property has multiple owners, only one owner may serve on the Board at any given time.
- ii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT: no property development shall have a Floor Space Ratio (FSR) greater than 0.225. FSR is calculated by dividing the total finished building area by the total site area.
- iii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT: Property owners shall notify the Property Standards Director prior to clearing any vegetation for perc testing of any lot. Perc holes shall be filled in no later than 15 days after completion of the test. The Property Standards Director shall be informed of an approximate date of completion of the perc testing if it will take longer than 15 days or if the perc holes shall remain unfilled for over 15 days. Any cut trees or vegetation shall be removed from the lot no later than 30 days from the initial date of excavation.
- iv. Steve says an electric vehicle clarification is coming soon for those researching with intent to get past our rules that are obviously intended to keep out go carts and similar devices.
- v. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT: Members and/or their guests shall not trespass on another member's property.

10. Violations Report-

- a. Heather reads appeal for lot [14013] about a fine for a member in their party leaving the pool gate propped open during birthday party at the pool. They claim it is a pain to open the gate and takes two hands. He did not know a member of his party propped gate, but thinks it's understandable because it's such a pain to open.
- b. Board discussion- This is extremely dangerous and a health dept rule that we are required to have that gate closed. Board discusses how the gate is hard to open on purpose, and this is the requirement to keep little kids out. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the fine on [14013] would be reduced from \$750 to \$75.
- c. Arnost suggests adding a buzzer timer to the gate that goes off when it's held open for a short period of time so that members will close it. Rheannon thinks this is wonderful idea and wants to see this implemented. Board agrees to this, and Arnost is on it!

- d. Heather will reach out to member about reduced fine.
- 11. Member at Large Report:
  - a. Arnost says there are some issues with the cameras he had suggested prior, as some cameras are federally restricted. He's ordered some others instead. Arnost will work to improve the wifi coverage near clubhouse and pool to help with wireless cameras. He's busy this week but will work on this next week and needs help. Mike offers to help out.
  - b. Arnost inquires about how our financials work as access control is part of this camera set up, and our current is not supported by the manufacturer anymore.
  - c. MBR needs 8 cameras total. Some for pool, & gate to pool area etc., 2 inside, some back of clubhouse, 2 for garbage area with night vision and clarity. These to sync with gate card reader. Arnost can get a contractor's rate for all these and will put together #'s and figures to present.
- 12. Date of next BOD Sept. 17<sup>th</sup>.
- 13. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the meeting would adjourn at 9:40pm,

\*\*\* End \*\*\*

Violations report submitted post meeting, as below:

## **Violations Director Update: August**

July 30th – August 22

### **Hoss- Unauthorized Non Member Garbage Dumping**

July 30th- garbage dumping

**Fined** – appealed, no fine

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### **Joe Lauderdale- Construction Material Dumping**

Aug 9th- Construction dumping

**Fined**

### **19037 Glacier Rim- Improper Disposing of Construction Material**

Aug 9th- Member fined for the improper disposal of construction material.

**Fined**

### **16020 Glacier Rim- Incomplete Renter Registries**

Aug 11th- Member was sent reminder letter to fill out complete renter information on renter forms.

**Warning** - Rental Agency sent full names

**16025 Low Lane- Property not maintained in compliance with Rules**

Aug 30th- Letter sent informing member their property has accumulated abandoned appliances, trailers and garbage. Also, perc holes have not been filled. They have until Sept 30<sup>th</sup> to remedy situation.

**Pending**

**14013 Shuksan Rim- Pool Door**

Aug 16<sup>th</sup>- letter sent informing member of pool door violation. Propped pool door open for over 2 hours for birthday party. Fine was assessed. Member appealed and fine was reduced.

**Fined & Resolved**