

MBR Board Meeting November 2020

Friday, November 20, 2020 11:00 PM

1. MBR Present
 - a. For the board: Hill, Beliveau, P. Hauser, R. Hauser, Park, Lozman, Schoephoester, Robbins, Hargus
 - b. For the staff: Devenport and Meyer
 - c. For members: Weinreich, Conner, Newton.
2. Meeting Commencement. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR November Board meeting would begin @ 19:05.
3. "In-Person" Member Questions
 - a. [15028]- Joining to clear up stuff.
 - a. They received a welcome letter and also warning about their renting their cabin out before the completion of one year of ownership. They have been fixing up the cabin; plan on renting it after the one year mark, but are not renting it now. Luxury Getaways states in the listing that the cabin was available as of Dec-17. Closing date for property was Feb-7-2019. Lisa explains how things work. Agreed that member would have Luxury Getaways fix the listing to reflect the Feb-7 date. Member will revert to board that that this has been done/fixed, and we will deal w/ the fine.
 - b. He wants to put a shed up in five foot setback. We need to check on whether property already has a variance. He will email Laura and get the ball going.
 - b. [14036]. Both [14036] and neighbor [14037] want two big leaf maples (>26" diam) removed. Trees have been deemed healthy by arborist. Removal is mainly for aesthetics, although trees do drop leaves on structures. Tree is ribboned. Peter will investigate and follow up with board by email.
 - c. [11094] says neighbor [11093], which currently is an empty lot with planned construction, wants to remove trees separating properties, and is concerned about losing privacy. [11093] is elevated above [11094], so removing trees may reduce privacy on his property. [11094] has the site plan; Peter (MBR) has not received plans, which is a bit odd.
4. Approval of Minutes from Previous Meeting. Not everyone has reviewed, so will move to approve via email. Email sent Nov-23-2020 @ 16:35 for review and email approval.
5. Member to Board Correspondence - no additional items to discuss.
6. Directors' Updates / Reports
 - a. President - no written report.
 - a. Lisa is going to write a *from the president* letter to membership for the holidays.
 - b. Lisa has also written a draft letter to rental agencies, which is on us to revert. No comments = approval.
 - c. Lisa has posted response to [16020]
 - b. Property Standards
 - a. Will do an update by email, with aim to send this out tomorrow. He has been busy and will send update by email.
 - b. Chipper day is set for Monday, Nov-23. Tex to send load charges to membership, starting at \$20 per standard pickup truck load.
 - c. Update on internet / high speed to glacier.
 - i. Zippy wants guaranteed \$1MM revenue (over seven years) from all members in Rim to go forward with project.
 - ii. Pogo Zone - Zero inground infrastructure. Line of sight - West Church Saddle. Up to 600mips. Cost would be \$100K for church tower and \$20K for in estate, area

repeaters. Hope is to get the port of Bellingham to underwrite the West Church Saddle costs. Is this 802.16, Wimax?

iii. Next steps:

- 1) Get USDA (USFS) to decide on allowing W Church Saddle construction adjacent to existing NWS weather station and WSDOT communications facility.
- 2) Get port of Bellingham to decide to fund \$100K for W Church Tower.
- 3) MBR board will need to figure out how to fund repeater tower within MBR. While some houses w/in MBR will have direct access to W Church Tower, many others will not.

- c. Secretary - Nothing beyond items reported elsewhere in minutes.
- d. Treasury - verbal / no pen to paper report / he will write up something. Story is generally as has been. Costs: has a surplus due to cost savings: Covid, salary savings, and deferral of road work to 2021. \$406K (minus construction deposits) in treasury. Also above budget on rev.
- e. Grounds & Maintenance
 - a. DNR written report on fire safety to MBR properties. They have written up with photos and items that they pointed out. Email was only originally send to Lisa, so no one else got the accompanying photos. Email to be sent to all board members w/ photos.
- f. Member Relations Sent out Baker Bits, all responses positive. She will update new member letter.
- g. Violations. Wants to add a couple of things to fine schedule. But nothing to discuss. She will send out by email for review.
- h. Legal & Insurance - Did Inslee's announcement this week impact how MBR operates? All good except we can't apply late fees.

7. Continuing Business

- a. Rental agency communication regarding following our rules. As noted above, Lisa to send out letter to agencies.
- b. ROLLOVER FROM OCT: [11027]. Let's apply 1/2 of max fine for unsafe burning. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: fine would be applied at 1/2 rate.
- c. While unattended fires qualify as unsafe burning, rules have been updated to specifically outline that unattended fires are not permitted.
- d. **PUNTED TO NEXT (JANUARY, 2021) MEETING:** ROLLOVER FROM OCT: Tex was asked last month to manage PSE damage to Rim, specifically PSE cleanup and repairs to damaged roads, including asphalt damage; shoulder damage; flagging that was never picked up.
- e. ROLLOVER FROM OCT & no decision needed for now; just item to think about: underwriting unbudgeted legal expenses. What to do when the Rim encounters unexpected legal expenses (e.g., legal action involving a member)? A bunch of years ago, a suggestion was use special one-time assessments to fund the costs of dealing with actions as a clear way of communicating to our membership that legal action against the Rim has a cost to the membership. It was suggested that eating the costs (silently) keeps the membership from knowing the true impact of imposed by members that ignore our rules and have to be managed through the legal system. It was not proposed that the Rim identify the legal action (or member involved), but to just let the membership have transparency into the impact of the cost. This might be worth considering.
- f. ROLLOVER FROM OCT: [No discussion needed] Kenny's Lease Agreement - David has this as an action item, and has been tardy with it.
- g. [16020] Will be reduced to single card access to their property through the gate, and all other access to MBR facilities will be shut off (this is moot at the time as all member accessible facilities has been closed due to the Coronavirus pandemic), once lien on property is established. Laura will check to make sure cards for member are addressed.
- h. [19036] UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR would mail member a list of members, as required by WA RCW, as follows: member name, Rim address, mailing address, land line (unless an owner has explicitly informed us not to distribute).

8. New Business

- a. CC Fees. This year, to-date, MBR fees for CC processing rose to \$4,300 from \$3,300 last year. Currently, do not charge for CC processing fees. So, question is should the Rim continue to eat these costs?
 - a. Chris - Proposes should eat them for now. However, reflects that we are paying quite a bit, which members who are paying by check are essentially underwriting. Wants to not change this until life returns to normal (post pandemic). Peter wants to codify into membership portal. Agreement that we keep eating the fees until life returns to normal. To be revisited.
 - b. WEINREICH (addressed during Prop Standards)
 - c. CONNOR (addressed during Prop Standards)
 - d. NEWTON / BURWELL (addressed during Prop Standards)
9. Other - nothing.
10. Date of Next BOD Meeting: January 15, 2021.
11. Move to Exec (Closed) Session @ 21:15
12. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR November 2020 board meeting would be adjourned @ 22:15.

N.B. Abstentions and nays on motioned items are noted when they occur. The lack of abstentions and nay votes reflect motion is totally supported.