

MBR Board Meeting February 2022

Tuesday, February 22, 2022 12:14 PM

Meeting Date: Friday, February 18, 2022

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, plus three mins Q&A;
- Staff ten minutes; and
- Board members ten minutes.
- Everyone: please be succinct and efficient with our time.

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR February 2022 board meeting would commence @ 19:02
2. Those Present
 - a. For the Board: Rheannon, Steve, Heather, Dawn, Arnost, David
 - a. Missing Rob, Ben, Rip
 - b. For the Membership: [13007], [10028]
 - c. For the Staff: Mike, Laura
3. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. [11027] - Who is responsible for fines levied for violations committed by short term renters? Is it renters, property management company, or owners? Wants basically to know how to deal with noisy renters in adjacent property. Answer: the owner/member; it is up to them to deal with their renters/management company.
4. Consent Agenda Items
 - a. Approval of Minutes: January, 2021, [here](#).
 - b. Property Standards
 - a. [12017] - Owner is still modifying plans to fit property standards.
 - b. [16025] - Pursuing variance permission from neighbor's for desire to reduce setbacks (that would then need to be approved by the board), working on building appearance, granted and proceeding with county permit.
 - c. [18028] - trying to get in touch with neighbor about hazard tree
 - d. [19060] - Road setback variance - has been replied to
 - e. Tree removals: [13004], [14025], [15025]
 - c. Legal & Insurance - four docs for review, [here](#).
 - a. ~~Language: Permits General Dev~~ - hold off
 - b. ~~Language: Permits OSS~~ - hold off
 - c. ~~Language: Minimum Property Standards~~ - hold off
 - d. Language: Members / Feb Meeting Word Doc - OK
 - e. ~~Language: Cert of Minor Project Approval~~ - hold off
 - f. Items a, b, c, e - being pushed to future discussion (email and/or next board meeting as some discovered more changes than expected and therefore insufficient review).
 - g. [11014, 11015, 11035, 11037, 11039, 11040, 11041, 11043] are now quit claimed to MBR and are Common Area and have been filed with the County. Last step is zero valuing them.
 - d. Violations:

*	19027	2-Feb	19027 Glacier	Cummi ngs	Remov ed	b.m.				asking for tree
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			Glacier Rim Drive	ings	ed trees without board approval					for tree removal permission letter by (3/2)/responded
*	14012	12-Feb	14012 Welcome Road	Payne/Goldman	Go Carts	b.m.	warning			warning letter 2/12
*	14004	12-Feb	14004 Welcome Road	Jury	Perc holes not filled	b.m.	warning		20-Mar	warning letter 2/12
*	12028	12-Feb	12028 Shuksan Rim Drive	Hicks	unauthorized business signs on property	b.m.	warning		20-Mar	warning 2/12
*	18010	15-Feb	18010 Glacier Rim Drive	Brake/Johnson/Morgan	Noise Complaint	c.m.	fine	\$100		repeated noise complaints from neighbors. Letter also sent to Mt. Baker Lodging
*	11068	16-Feb	11068 Whistler Lane	Pac	Broken Gate by contractor	c.m.	fine	\$200		Fine for breaking front gate

- e. G&M - director not present
- f. Financials: [Review Items - Default \(sharepoint.com\)](#)
- g. Consent Agenda good, minus removals/held items.

5. New and Continuing Business

- a. Secretary - nothing.

- b. Treasurer - working on budget [20 mins]
 - c. President - nothing
 - d. G&M - not present
 - e. Mike
 - a. Gutter down off clubhouse. It is being looked at for repair
 - b. Heat pump delivered (we know this from last month's meeting)
 - c. Salt water system is being delivered / likely today.
 - d. Starts to talk about Property Standards doc, but Steve luckily tries to shut it down. But he keeps talking and talking. We have spent 15 mins on this. Three times after told we were taking this off line.
 - e. Wants to know about vacation overtime. Apparently Rip never told him what holidays were to be paid at 1.5x.
 - i. David suggests he get it in writing from Rip.
 - ii. Also, communicated that 1.5x (overtime) holidays from Exec Session are: Thanksgiving (US), Christmas, Memorial day (US), Labor Day (US), New Year's, Fourth of July.
 - f. Note: Generally way too much detail here and most if not all of these items should have been on the consent agenda since they were all FYI's and this took 20 mins.
 - f. Property Standards
 - a. [12031] & [12032] - Owner feels unfairly treated because cul-de-sac is not paved. There are no houses on these lots and said "cul-de-sac" appears only on maps; all lots have access to Shuksan Rim Drive currently, and it exists as a cul-de-sac only on the map. Owner is withholding HOA dues because of this mistreatment. Note: the next door property (12029a/b) is the lot that was illegally subdivided years ago, and neither of those two lots (12029a/b) can be developed. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR will continue to bill member for dues; account will continue to accrue interest & charges; and if unpaid will eventually have lien applied against the property.
 - g. Legal & Insurance
 - a. ~~Language: Minimum Property Standards~~
 - b. Three other lots from two owners may be transferred to MBR by members.
 - c. Lien filing procedure and bylaws / etc. need work on. Original lands west 1971 filing and amended 1993 filed resolutions (<http://recording.whatcomcounty.us/Image/DocumentImage?year=1993&itemId=324236>) are different from current procedure.
 - d. We need a waiver and release to deal with property owners whenever we do anything related to a members property. While normally we don't do anything on a member's lot, there could be situations that create exposure to MBR. e.g., taking brush that owners leave out for mulching/chipping and blowing chips back on their lot. Same with water flow. David to check to see if he has boilerplate waiver language we can reuse. Steve reiterates that he does not act as MBR's attorney.
 - h. Violations - nothing substantive, Just reminder that members should get documentation for anything they are complaining about.
 - i. Member at large -
 - a. Nothing substantive; he has been out of country for over a month.
 - b. He will look at electrical issues with cameras in recycling and garbage area.
 - c. Says he saw email about locking garbage area and changing to controlled access. Believes it is doable.
 - j. Member relations - nothing
6. Other
- a. David mentions Ziplly. Rheannon, Arnost (connection totally dead), and heather/dawn w/o lines.

7. Date of Next BOD Meeting - March 18
8. Exec Session - 20:20
9. Back in General session @ 20:37
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR February 2022 meeting would be Adjourned @ 20:40.