

MBR Board Meeting January 2022

Wednesday, February 16, 2022 8:52 PM

Meeting Date: Friday, January 21, 2022

N.B. 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 January 2022 Meeting would commence @ 7PM
 - a. Present for the Board: Rheannon, Rob, David, Dawn, Ben, Rip, Heather, Steve.
 - a. Arnost traveling / absent
 - b. Present for Staff: Mike, Laura,
 - c. Members Present: 16025
2. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. [16025 Low Lane] Would like to reduce setback on one side of the house from 8 to 5 feet. Will get approval for this from both neighbors and board will then decide. Steve indicates board will liaise with neighbors.
3. Consent Agenda Items - UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR Consent Agenda approved in entirety; no items moved off for discussion.
 - a. Approval of Minutes: November 19, 2021, [here](#).
 - b. Property Standards
 - a. 11074- New construction in process, neighbor complaints about privacy being disturbed.
 - b. 12011- Planning to be done by spring, delayed project
 - c. 14026- Moving forward with plans to replace existing trailer with a manufactured home. Need to adjust setbacks on plans.
 - d. Tree removal approved at:11078, 13022, 14021, 17038, 22003
 - e.
 - c. Violations:
 - a. 12026- warning letter sent on 1/14 requesting to keep driveway clear of snow so renters can park in driveway - warning
 - b. 14028 perc holes filled by 12/24 - resolved
 - c. 14039 perc holes filled by 12/24 - resolved
 - d. G&M
 - a. n/a
 - e. Financials: [Review Items - Default \(sharepoint.com\)](#)
4. New and Continuing Business
 - a. Secretary - nada
 - b. Treasurer - Some budget variances that he needs to dig into. Gathering and submitting info for auditors (Larson Gross). Starting work on next budget

- c. President -
 - a. Stratis Lots approved and transfer complete to Rim.
 - b. AGM planning. Asks Laura to send out plan on what we need to do. Laura will send out prep doc.
 - c. David to ask Titti if she will moderate AGM [Sec'y's note: answer is yes].
- d. G&M
 - a. Written report sent out at 5PM today; most folks haven't reviewed.
 - b. Garbage: Having huge problem with garbage being left all over the place. Apparently some trash had PII in it, indicating who left it; Mike to contact individuals responsible and tell them their behavior not acceptable.
 - c. Rip says Mike says Levy worked.
- e. Mike
 - a. Logjam on opposite side of creek towards western end of levee
 - b. Clubhouse
 - i. R&R Construction Specialists: contract awarded.
 - ii. R&R working on permitting / deposit given to them
 - iii. We do not have a date for when they will do the work. This needs to be nailed down.
 - iv. Doesn't have submission from Blythe Mechanical (two months since November)
 - v. Setting up for running pool w/o clubhouse again.
 - c. Heat pump for pool delivered, along with salt system. Should be installed by March
 - d. Firewise cleanup w/ DNR (And Snowline) - April 20, 21, 25
 - i. Would need an agreement between lot owners and DNR crew
 - ii. Create 5x5 piles and chip them... piles to be placed in particular places for chipping
- f. Property Standards [7:55]
 - a. [12017] - County approved plans do not meet minimum property standards at time of submission. Conform to FSR but not with other items (non-permeable and setbacks). Owner was aware we were discussing their lot tonight, but did not show. Rules had been updated at least six months before they submitted plans to Rim. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR would request the redo and conform to rules.
 - b. [13007] - Fence Project, limited verbiage in fence standards making approval of height complicated. We no longer have rules on fences; Steve knows this needs to be fixed. They discovered house is built within 25' setback. If they can get fence w/ 20 feet of setback. Steve will cover during his section. House will align with County requirements.
 - c. [16025] - Variance request for house location in 8' setback. Constricted by existing driveway. See, member section, above.
- g. Legal & Insurance
 - a. Steve and Ben and Mike are rewriting sections that are hosed up. There are about four issues that need to be covered. Steve will send out a property standards redraft email and we can review. Will send draft out in a few weeks. Target to implement 60 days after we vote.
 - b. Stratis lot transfer are complete.
 - c. Three more lots have been offered to us
 - i. one [19080] owner hasn't paid dues for 30-40 years. We have no idea why lot has not paid dues. Owner offering to quit claim lot to Rim. Lot is essentially unbuildable.
 - ii. Two lots [19060 and [11003] owner considering quit claiming to Rim. Uncertain as to whether they are buildable. Steve will go back to owner and say that we can't be sure they aren't buildable.
 - 1) [19060] - At end of Glacier Rim Drive / clubhouse
 - 2) [11003] - stray down at end of Glacier Rim Drive / a-frame

iii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR would endeavor to accept these three lots (with no stipulation that they are unbuildable).

h. Violations:

- a. 16001 outstanding \$300 fine - reminder fine letter sent 11/24. Perc holes were filled 11/10. No response from member. Fine voted last go round, and it stays in force. Laura confirms that it is on member's account.
- b. 12017 replanted native 10ft tree. MBR sent a letter on 12/6 requesting written statement to continue nurturing tree. No response. Is this a reasonable request? Discussed other stuff on this member, above. He had approval to cut one tree, cut at least four, so with no response from him, move on to fine.

i. Member at large - no present.

j. Member relations - nothing.

5. Other

6. Date of Next BOD Meeting - Feb-18

7. Executive Session

8. Normal Session

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR January 2022 Board Meeting would be Adjourned @ 10:10