

# MBR Board Meeting October 2020

Friday, October 23, 2020 11:00 PM

Present for the Board: Peter, Lisa, Rheannon, Peter, Rosie, David, Chris, Josh

Present members: Norm & Kathleen Newhouse, Mike Campion, Eric Jacobsen (Lilly Martin), Rip Robbins, Bryns, James (Jim) Huff, Kathleen, Reeve Newton, Hargus

Present for the Staff: Laura, Tex

- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the MBR October 2020 Board Meeting is called to order. All approve. Time: 19:09
- *Note: time indicated on items reflects amount of time spent.*
- Lisa gives a quick overview on how meeting is managed, w/ segue into Member Q&A session
- Member Q&A
  - (12024) - Understands that restrictions on renting are to stop people buying to rent. He agrees with this. He met definition of occupancy in March-2020, but would like to rent it for this (2020/21) winter. Purchased lot four years ago. Board will discuss later this evening. [5 mins]
  - (14006) - Got a warning letter about burning and unhappy with receiving it. Peter explained the issue to folks. David, Lisa, Rheannon highlight educational aspect and also that we fall under DNR and Whatcom County, here. Eric was caught off guard by the letter, that is all. Rosie reiterates that the Rim has the right to impose a burn ban on its own. At the end of the day, member states they understand why there is a heightened sense of concern around burning [20 mins].
  - (13001) - Closed on lot purchase today (Oct-23-2020). Wants to build within the 25 foot setback on his lot. Also wants to build something else w/in that setback. [10 mins]
  - [11022] - Purchased Aug-2019. Started renting this summer. Got a letter/fine for not registering guests. The rental agencies need to be accountable to both owners and the community. We will discuss later and revert to them.
  - [11094] - Purpose clause discussion. He is just attending.
- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR September minutes are approved. All approve.
- AGM 2020 minutes - Appears that past secretary (Julie Brown) did not record the 2020 AGM minutes. Secretary has sent email confirmation request to Julie.
- Member to board -
  - Laura indicates no other Member to Board items.
  - [16042] request for tree approval. UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: request is approved. All approved.
- Violations
  - [11022] - Property management company they use (Luxury Getaways) continues to advertise homes for rent that are not yet permitted to rent. Repeated violators here. They have received warning letters from us and have not responded.
    - Proposal is to impose a \$125 fine which is the amount they owe us. Add a note that future problems will bring fines above what they avoided in registering guests.
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR would levy a \$125 fine w/ above noted note. All approve.
  - [15028] Another Luxury Getaways property - advertising this property for rent as of Mid-December, which is before Feb-2021 the month that this property is eligible to be rented. Rheannon will provide a list of these properties (managed by Luxury Getaways and Mt Baker Lodging). MBR will send a warning letter to them. In addition Rheannon suggests we add a fine to our schedule
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR

- would send a warning to [15028]. All approve.
  - Property management companies that violate MBR rules.
  - Two companies continue to be a problem, here: Mount Baker Lodging and Luxury Getaways.
  - Lisa proposes we send a warning letter to the property management companies, indicating that the Rim is going to take action against property management companies that routinely violate our rules while working for members. Idea is to re-codify this so property management companies are put on warning.
  - We should examine existing language (Bylaws and Violations) to clarify that folks need to be in their homes (occupancy) for 12 months before those homes can be rented out.
- Misuse of tennis courts
  - Proposed addition to fine schedule: \$50 / \$100 / \$200 / \$max
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR fine schedule would be updated to reflect misuse of tennis courts. All approve.
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- Intrusive or unsafe drone use
  - Proposed addition to fine schedule. Washington state / cease and desist warning / fine \$100 / \$200 / \$400 / \$Max
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR fine schedule would be updated to reflect intrusive or unsafe drone use. All approve.
- Unattended fires or unsafe burning.
  - Fire must be managed by an adult (>=18YO); fire must be fully extinguished before ceasing monitoring of fire; fully charge hose required; no stump burning allowed due to danger of underground fires due to burning root systems. Whatcom county guidelines (and permit requirements) must be followed.
  - To reflect the seriousness of this issue, fine to go directly to Max fine
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR fine schedule would be updated as above to reflect unattended or unsafe burning. All approve.
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- [16020]
  - Appears that April 17 - July 31 is the window during which we are prohibited from fining members for violations due to Inslee exec order.
  - Therefore, we will fine only those we can fine.
  - Member indicated they would attend multiple board meetings to discuss, but was a no-show at all.
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT:
    - Fine applied under existing fine schedule with strongly worded message.
    - Interest would now be applied to account at 1% per month (12+% annually).
    - Fines not paid in full, according to our requirements, would result in 16020 having only a single gate card for access; all others would be turned off.
    - All approve.
- Discussion with Ripp Robbins
  - Ripp would like to join the board as G&M director.
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Ripp Robbins would join the MBR board and would take on the G&M Director position. All approve.
- Changes to board & director positions:
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Sheri Hargus would join the MBR board and would take on the Member Relations Director position. All approve.
  - Rosie to assume Dir of Insurance and Legal.
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Sheri will move to member relations and Rosie will move to legal and insurance. All approve.
- 20:18 - Board goes into exec session.
- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the meeting would be

adjourned.

*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.*