

MBR Board Meeting May 2025

Wednesday, June 18, 2025 9:25 PM

DATE May-16, 2025 @ 19:00

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

ALL QUESTIONS AND OFFICIAL CORRESPONDENCE FROM MEMBERS MUST BE SUBMITTED BY EMAIL OR SNAIL MAIL.

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.
- Staff and board members: five minutes.
- Everyone: please be succinct and Do not waste everyone's time.
- **Everyone: keep your mic muted unless you have the floor.**

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Meeting Commencement @ 19:02
2. Present:
 - a. Board: dshell, Jolie, Brad, Rheannon, Steve, Deborah
3. "In-Person" Member Comments (2 min. time).
 - a. [15029] - nothing to add, just observing
 - b. [13023] - no response; appears dialed in but not present at the moment.
 - c. [17012] - no response; appears dialed in but not present at the moment.
 - d. Cam Byrnes [11103] - considering running for the board and is available and wants to listen in.
4. Consent Agenda Items
 - a. Financials: [MBR Monthly Financials](#)
 - b. Secretary - n/a
 - c. Legal -
 - a. Language Change
 - i. Current:

– Filing an incomplete or inaccurate Renter (Tenant) Registration form shall result in a fine or fines as decided by the Board of Directors. This applies to the rental of owner properties for which owners(or property managers) fail to file a completed or signed registration form or file a form with inaccurate information prior to the first date of occupancy. The first infraction will elicit a warning and/or a fine.

- b. Modified:

Filing an incomplete or inaccurate Renter (Tenant) Registration form shall result in a fine or fines as decided by the Board of Directors. This applies to the rental of owner properties for which owners (or property managers) fail to file a completed or signed registration form or file a form with inaccurate or incomplete information prior to the

first date of occupancy. The first infraction will elicit a warning. If additional infractions occur during that same time period, the remainder will result in fine(s).

- c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, modification to rental registration language is approved.

d. JD's



- i. Community Manager ...



- ii. Grounds and Main...

d. Property Standards:

e. Violations

a. Warnings

- i. 11027 snowmobile trailers removed before May 1. No Violation to process unless utility trailer is left behind (currently attached to vehicle).
- ii. 16021 unregistered guest
- iii. 17023 noise at 3am (requested Hannah send; Word not working for me)

b. Violations

- i. 11074 incomplete registration 2x \$50 total \$100 (appealing)
- ii. 14053 unregistered guest 2nd offense \$300
- iii. 16008 incomplete registration 3rd offense \$150
- iv. 18017 unregistered guest 1st \$150 (appeal attempt by property manager, not yet authorized by owner to act on owner's behalf)
- v. 18029 unregistered guest 1st \$150

c.

*** END OF CONSENT AGENDA ***

5. New and Continuing Business

- a. Secretary - minutes for Feb and April will be sent by email for approval

b. Violations

a. Appeals

- i. 11074 incomplete registration - appeal is based on 1) have always registered / never done this before 2) no prior warnings for incomplete registration. Notes: There was a prior violation for unregistered guest. Has been renting since Oct 2024.
 - 1) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, fine reduced by one-half.
- ii. 18017 unregistered guest NOTE -
 - 1) VRBO showed a review for dates in question, despite it not actually being rented. So, a VRBO error drove the unregistered guest violation.
 - 2) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, to delete the violation and any related fines.

c. Treasurer

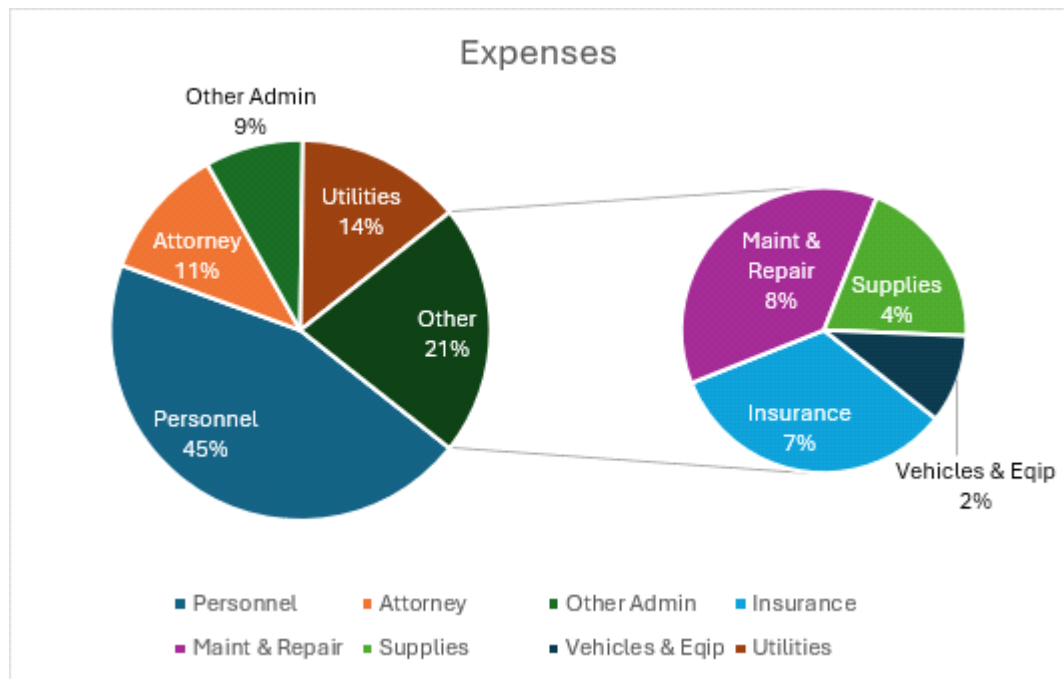
- a. Community Property Management: Son-Rise has signed on to manage short-term rental credential issuance that is triggered by completion of a rental or guest registration. Cost will be \$5 per registration, which is covered by our increase in rental registration to \$35 per registration.

- b. Gate stuff
 - i. Need to add rule about anyone not registering guests who uses dialer system will lose all MBRCC facilities access for one year. Steve will draft something and we'll handle at next meeting.
 - ii. Owners are responsible for registering guests that visit while they aren't present.
- a. The vote:
 - i. Secretary asks Rheannon whether she would recuse herself from this vote regarding short-term rentals due to her having a conflict of interest. Rheannon replied that she disagreed to the extent that she could not vote. She replied adding that people who are not engaged in renting have a conflict of interest.
 - ii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH ONE OBJECTION, approval of requiring mobile credentials for short-term rentals with acceptable SLA (turnaround times, etc.).

- b. Budget
 - i. Material changes from previous year:
 - 1) Dues increase to \$1,250 per lot to cover increased general costs.
 - 2) Legal budget increased by \$43,000 to support beginning to redraft our governing docs to be in compliance with RCW 64.90 (Washington Common Interest Ownership Act).
 - 3) Since we have not done road maintenance / repaving work for five years, an increase of \$20K over previous reserve set asides for this work are budgeted. We have no idea today as to the current cost for paving. Assumption is that it has risen substantially since 2019/20.
 - 4) Hiring of Community Property Management to begin managing some day-to-day operating tasks at MBRCC. Initially these costs, related to short-term rentals, likely to be covered by the increase in short-term rental registration fees - since they are task related costs.
 - 5) Breakdown of budgeted expenses appears below.



- ii.
 - 2026
 - Operating...



	\$	\$/Lot
Personnel	\$ 231,555	\$ 535
Attorney	\$ 58,333	\$ 135
Other Admin	\$ 43,050	\$ 100
Insurance	\$ 36,579	\$ 85
Maint & Repair	\$ 40,700	\$ 94
Supplies	\$ 21,500	\$ 50
Vehicles & Equip	\$ 11,000	\$ 25
Utilities	\$ 72,950	\$ 169
TOTAL	\$ 515,667	\$ 1,192
Contingency	\$ 10,000	\$ 23
GRAND TOTAL	\$ 525,667	\$ 1,215

- a; President
 - a. Staff just informed her that some docs say six cards per owner and some say six cards per lot.
 - i. Steve says it all references Member and not lots
 - ii. It might simply be the member packet that has the miss-reference
 - iii. Pool opens on Friday for Memorial Day.
 - iv. County wants to use clubhouse for Glacier Levee project meeting. Since we don't allow rentals and we have insufficient parking, we must decline their request.
- a. Legal
- b. Property Standards
 - a. Proposed Language change:
 - i. Current rule: Misuse of tennis courts: Tennis courts are for tennis only! Misuse such as skateboarding etc. can damage our courts.

- ii. Proposed update (Key change is it allows pickle ball to be played on one of the tennis courts and we will have lines painted for pickle ball on that court):
 - 1) Misuse of tennis and pickle ball courts: Tennis and pickle ball courts are for tennis or pickle ball use only. Misuse such as skateboarding etc can damage courts.
 - 2) Only tennis may be played at the court directly adjacent to Glacier Rim dr. Tennis or Pickle ball may be played at the other courts.
 - iii. Language change rejected. Steve will rewrite a rule for this and circulate.
- b. Make pickleball a question for AGM? No. Already done.
- c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it is decided to put a removable pickleball court(s) on one tennis court Hours to be 9-5. Steve will rewrite the rule and circulate.
- d. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it is decided to purchase a removable Pickleball net which costs approx \$3K
- e. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it is decided to budget max of \$3K got a Backboard for Tennis. Thor will check on cost to do this.
- f. 14062 - two hazardous trees. Owner never dealt with these. Owner should reimburse MBRCC for staff time to remove trees. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to bill owner \$150 to cover staff time. Fine, in addition, to be added.
- c. G&M - Deborah
 - a. Gravel on sides of roads. Cam will take a look.
 - b. And decide whether staff should do it or hire someone to do it.
- 6. Cam Byrnes gives his background. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Cam appointed as an interim director and will shadow Deborah on G&M. He will send bio to dshill for AGM.
- 7. Other - n/a
- 8. Next BOD Meeting: July-18th Friday.
- 9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to enter Exec Session.
 - a. NOTE: During Exec Session, both Steve Pand and David Hill lost access to Zoom & the Exec Session. Could not attach to zoom on computer or by phone. Therefore notes of Exec Session are limited and no resolutions / decisions came out of session. This was a technical issue (either Zoom or Ziply).
- 10. At approximately 22:00 motion made and passed to exit Exec Session.
- 11. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, meeting was adjourned @ approximately 22:00.
- 12. ZOOM LINK