

# MBR BOARD Meeting July 2021

Tuesday, August 3, 2021 1:02 PM

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the MBR July 16, 2021 board meeting would commence at @ 7:01
2. Attending
  - a. Rheannon, Rip, David, Ben, Rob, Dawn, Arnost
  - b. Mike, Laura
  - c. Damian Pro, Nate (non-member for Joe Lapella), Dave Clements, Roy Massie, Brian Smith, Melinda Larkin, Reeve Newton, Bob Campbell
3. "In-Person" Member Questions
  - a. [7:05] Drainage
    - a. [14028] / [14039]
      - i. [14042] Wants to move pre-existing culverts / drainage issue. Wants to know next steps before they go to permitting/etc.
      - ii. [14039] Nate \_\_\_\_, contractor working for owner. They want MBR to approve their dirt work before gaining permits from the county.
      - iii. Ben jumps in: County has indicated they want to examine the lot during the wet/rainy season before approving anything. MBR can't move forward until County gives ok, which they won't do until wet season.
    - b. [11067 & 11068] Wet lot, water flowing into lot. They are likely looking at the Rim to resolve it. It is not the Rim's responsibility to fix drainage issues on member's lots.
  - b. [7:32] [17006]: just saying hi and listening in. Nothing to add.
  - c. [7:33] [18028] wants to throw out a bunch of questions
    - a. Wants to know when porta potties were ordered and who is delivering them; what else needed to be done; what is the project plan; target dates; basically why can't he use the pool now.
    - b. Governor announced his opening plans and wants to know why board didn't plan earlier
  - d. [7:40] [18008]
    - a. Doesn't like the new setback requirements. It loses 12% of his buildable lot.
    - b. Burn ban - Believes Rim Web site is off sync with burn bans.
  - e. [7:49] [15031] - just listening in
  - f. [7:50] [11094] - just listening in
  - g. [7:50] [?] Bob Campbell has building permit in with Ben, and is here to answer any questions.
4. [7:52] UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the MBR Board July 11, 2021 Minutes were approved,
5. Outstanding Member to Board Correspondence: None.
6. New and Continuing Business
  - a. [7:53] Pool update, setting, and announcing an opening date
    - a. Rip shows pic of new locking/gate mechanism, including signage
    - b. Mike goes into past work and then what else needs to be done, tied into reserve analysis and capital project planning.
  - b. [8:19] Rheannon - Pool announcement/signage for members.
  - c. [8:20] Controlled access to the recycling area
    - a. Issues with people leaving garbage on ground; putting wrong items in recycling; heaving stuff over the fence.
    - b. Arnost makes some comments on improving systems around card access.
    - c. Need to upgrade cameras. Arnost to drive. He suggests monitoring using Ring cameras
  - d. [8:30] Broadband - Arnost.... And David... discussion on grant availability. Placing a DSLAM at front gate. Arnost to write this down and we can move forward with it.
    - a. Arnost asks about meeting in person. Rheannon, responds, not a good time and Zoom

- works well.
- e. [17006] comments: we used to and should require contractors to have dumpsters; port o potties are Whatcom requirements
  - f. Reserve Study: next steps and by whom; funding/assessment
    - a. It's something we need to dig into.
    - b. Rip wants to set up a schedule to deal with this
    - c. [9:01] Dawn wants to add solar panels to the clubhouse
  - g. Committee
    - a. Reserve study: Rob, Rip, David - we will do this initially offline by email. David to drive this.
  - h. Secretary stuff
    - a. AGM data / outcome
    - b. Highlights difference between Association Meeting (AGM) requirements and Board Meeting Requirements
    - c. Executive session requirements
    - d. Dawn is having problems logging on; David suggested taking this offline.
    - e. Consent Agenda -
      - i. David outlines the process / legality
      - ii. Rheannon asks if 3 days in advance is okay? No objections
    - f. Time limit on members with questions - 2 minutes plus 3 minutes back-and-forth
  - i. Treasurer (Rob)
    - a. He doesn't have anything for now; Rheannon suggests Rob sync w/ Chris Park.
  - j. Baker Bits - Dawn will send Rheannon a message about wanting to take this on. And manage offline.
  - k. President - nothing
  - l. [9:27] G&M - mostly covered, but other things
    - a. Tree budget - \$2K unspent
    - b. Basically unused budget
    - c. Dead trees by entry gate.
    - d. Rip - Controlled / Medeco keys and bringing in all the stray keys out there for MBR properties. He will drive.
    - e. Revision to Ken's work agreement/title. Rip will update his work agreement for next meeting.
  - m. Property Standards
    - a. 11068 - sold and signed off on/Return deposit.
    - b. 11074 - waiting on county permits. No word
    - c. 11077 - eaves taken off by wind storm. No equipment being brought in. No need for damage deposit.
    - d. 11093 - cleared lot, didn't clean up trees, wanted to get access w/o asking. Septic soon, no building until next year. They will need to clean up trees
    - e. 12017 - wanted to clear all trees; told no. They went ahead and cut everything down. Fined for clearing lot.
    - f. 12028 - no longer waiting on permits. They have been received. His construction is close to 30' in height, which is new max. Ben proposes we okay it since he started work before our rules was put in place.
    - g. 13009 - Camera picked up someone planting trees on the property line
    - h. 13028 - Shed plans. Arnost's place.
    - i. 14012 - the shed Roy talked about. Member has tried to narrowly skirt rules in past with motorized vehicles. Same guys who pulled fast one on go-carts. Also plopped a shed previously w/o approval.
    - j. 14023 - Tree removal. Done.
    - k. [1950] 14039 / 14028 - As discussed earlier. 39 wants to build but drainage is a problem.

- l. 15001 - hazardous tree
- m. 15022 - hazardous hemlock
- n. 15028 - shed doesn't match plans that were submitted. Need to go back to member.
- o. 18021 - replacing invalid septic.
- p. 19012 - foundation in; about past one year construction window. Almost one year expiration.
- q. 19035 - tree removal for future plans of house expansion.
- r. 19037 - Built deck w/o permission. And steps and ledging along Glacier Creek. We need to make sure DNR or whatever. Ben to check on this. Rheannon thinks this was fined previously.
- s. [22004] Small add-on to garage. Already approved.
- t. [10:20] Tree policy needs to be streamlined. Policy drafted 24 months ago sucks.
  - i. Ben will send out an update to the policy and circulate by email.

n. Legal & Insurance - not present, on vaca

o. Violations - do by email

- a. Joe Lauderdale - brought garbage from outside. Has ten contractor cards, have shut off the one active card. Have him pay us for throwing sheetrock in our compactor. Send him a mail along w/ a photo of him dropping off construction garbage in our compactor. Eric will figure out and draft a letter to him.

p. Member at large - Arnost - all covered; nothing more to add.

q. Rheannon notes that we need to be able to do things over email.

r. Member relations - Dawn will ping Rheannon about Baker Bits.

7. Date of Next BOD Meeting: Friday Aug-20th

8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the MBR July 2021 board meeting would close @ 10:48