

MBR Board Meeting September 2021

Thursday, October 21, 2021 9:51 AM

Meeting Date: Friday, September 24, 2021

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR Sep-2021 board meeting would commence @ 7PM
2. Present for the board: Steve, Rheannon, Rob, Dawn, Ben, Rip, Heather, Arnost
3. Present for staff: Mike
4. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth): none.
5. Consent Agenda
 - a. No items moved to today's agenda, thereby items below are noted.
 - b. Items
 - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT August 20, 2021 minutes were approved.
 - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the following Rim Operational Items were approved: .
 - i. Employee Handbook V9
 - ii. Payroll Approval Process
 - c. Property Standards
 - i. 11074 - Permission has been granted and beginning lot prep. Replant plan in place. Neighbors concerned about tree cutting.
 - ii. 11093 - Septic finished; still concerns about driveway shedding water onto rim road. Owner understands it will need to be fixed if it's an issue.
 - iii. 11077 - Storm repair requiring county permit. In process of getting MBR permit too.
 - iv. 13001 - Poured concrete driveway that was in original plans approved by previous property standards. Added deep relief cuts to shed water. Concrete poured over clear crushed rock, no fines therefore better drainage.
 - v. 14012 - Shed addition up to MBR standards
 - vi. 16021 - permit issued this spring and no progress other than minor lot prep. Going to build spring 2022, needs extension, process?
 - vii. 17045 - Possible setback adjustments needed and too large of impermeable area. Hasn't submitted plans to county yet.
 - viii. 19008 - Wants to add hot tub, cannot fit outside required 8' setback. Possible variance. Followup w/ Ben.
 - ix. 19037 - Do we want to pursue anything involving the deck?
 - c. Violations:
 - a. 14046 Chimney Lane - Incomplete Rental Documents. Aug 22nd- Sent letter informing member of required rental paperwork. The letter should not have been sent. Laura was in the process of working with the member on how to fill out rental paperwork. Reported violation, it was family members at the property not renters. Should not have sent letter to member – No violation.
 - b. 19002 Pinnacle Road- September 8: RV Violation. - RV on property without permission. Remedy by 9/18. Warning letter.
 - c. 17(8?)015 Glacier Rim - Sept 8th- Camper Violation - Camper on property without permission. Remedy by 9/30. Warning.
 - d. 22007 Pinnacle Road - Sep-8 - RV Violation. RV on property without permission. Remedy by 9/18. Warning – RV was moved on 9/9
 - e. 11030 Shuksan Rim Drive - Sep-10 - Driveway Drainage. The surface water runoff discharged from your driveway across your front property line empties onto the roadway at a particularly hazardous location, at the top of the steepest hill in our community. This is a

known location of poor road conditions when temperatures freeze, and it appears that your driveway is contributing to this problem. Pending – Remedy by 11/1

d. Financials

6. New and Continuing Business

a. Rip wants a separate Mike section

b. Mike

- a. Clubhouse - Still researching plumbing stuff for clubhouse; solar; salt water pool (instead of chlorine/bromine)
- b. DNR - Fire review plus chipping wood. Lots of discussion on how people can get stuff chipped if they can't take it themselves. They can hire someone to do the work. We can help them. DNR is coming likely on Oct-19
- c. Ben: Wants to make sure we have pool heater lined up so we don't get stuck in May with no heat as Mike looks into solar heating. Also, is there an issue with winter freezing?

c. Secretary - nada

d. Treasurer - nada

e. President - nada

f. G&M -

- a. Municon Ground Penetrating Radar proposal. Approved off-cycle by board on Sep-22-2021

g. Property Standards

- a. Construction deposits - meant to deal with potential for road damage
 - i. When/where are they required: when heavy equipment needs to be brought on site. Main thrust is to provide MBR w/ recourse in case of damage to MBR property.
 - ii. 11067- Hoping to install French drains and driveway area. Deposit for earthwork with rubber tracked mini excavator?
- b. Driveway drainage, 11030 and two previously approved concrete driveways. 13001 has tried to repair their concrete driveway by putting in culvert and crushed rock in expansion joint. 11030 was sent letter.
- c. MBR permit extension (Lot#?)- member is going to come back.
- d. Keep 8' or 5' setbacks for sheds, decks and hot tubs? Ben wants people to think about it.
 - i. Options:
 - 1) Leave as is @ 8' as we voted two months ago.
 - 2) Change it back to 5' or allow people to build shit in the setback?
 - 3) Or just stick to with variance request to allow this stuff
 - 4) Ben wants to just allow folks to build in the setback.
- e. 20% impermeable taking affect. Ben wants to get an idea on newly planned construction to see if 20% isn't the right number. I.e., plans are > 20% and sounds like he wants to change the number to meet what people want to build. As he sees, "Things can change as they need to."
- f. Interest in pursuing retroactive deck permission for 19037? Sounds like this guy built w/o approval. Information provided to DNR to get their approval do not match what was built.
- g. Lighting codes (exterior lights should be shrouded and facing down) - perhaps we need to refine/rewrite this rule. Basically, light pollution issue.
- h. 16001/16002 - Letter went to owner / letter went to title company to warn prospective buyer that the unfilled perc holes are an issue. Also, most of 16002 is unbuildable as is marked wetlands by Whatcom County, which was onsite a few weeks earlier to survey.
- i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT it was decided to draft some language to put on web site to donate unused/unbuildable lots to the Rim so they can become zeroed out green space. Steve will

send out language by email.

h. Legal & Insurance

- a. Levy access / two members borschting that we are blocking access to their property as they want to drive onto levy to get to their lower lots that are adjacent to Glacier Creek.
 - i. Owners are not blocked from their property, which is contiguous with the upper section of their lots.
 - ii. Levy was partially built on member's property; w/o this having been done properties would likely have been lost.
 - iii. Whatcom County owns the Levy; property taken up by levy still is owned by the members; county considers the Levy to be Nooksack River Flood Control Area; signed agreement in 1992; this agreement requires MBR to maintain levy to certain standards; County has code sections/statutes that restrict vehicle access to 3,000 feet from levy. So, putting up a block to keep people from driving down there is exactly what we is required of MBR. Also county will help us with signs referencing code that is must be followed. ACOE (Army Core) Maintenance Agreement.
 - iv. Rheannon asks if Steve/ Mike can draft a memo to file outlining what our responsibilities are w/r/t the levy.
 - v. End result is no driving down onto the field, period.
 - vi. Bollard / gate will be padlocked with combo lock keyed to same code as fire gate on glacier creek road (1971).
- b. Limit on time for open perc holes.
- c. Perc holes not to be dug in setbacks.

i. Member at large - Arnost -

- a. Camera work will move forward this coming week.
- b. Maybe have one analog line going to office and convert rest to VoIP (Arnost1/Steve2) - motion 1 analog and all others to VoIP. Arnost will figure out cost and send out an email.
- c. He will eventually put a buzzer on the pool gate if it's left open

j. Member relations - nada

7. Other - nada

8. Date of Next BOD Meeting - Oct- 22 (off cycle) / Nov-19 as scheduled

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the MBR Sep-2021 board meeting was adjourned @ 8:46