

MBR Board Meeting October 2021

Wednesday, November 17, 2021 11:02 AM

Meeting Date: Friday, October 22, 2021

Note: Green highlights items that requiring follow-up.

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR Oct-2021 board meeting would commence @ 7PM
2. Present for the Board: Steve, Me, Ben, Rheannon, Heather, Dawn, Arnost, Rob
3. Present for Staff: Mike; Laura OOF.
4. Present for Membership: 16021 & 16022, 11094
5. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. 16021/2 - had intended to start construction this past summer; this did not happen; would like to have extension; has been talking w/ Ben. 12 month clock ends April-2022. Will start in Spring 2022; complete December 2022.
 - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT 16021/2 would have an extension granted to their 12-month building timeframe.
NOTE: No length for extension was determined. [Secretary] Need to decide next meeting and then send formal notice to member.
6. Consent Agenda Approval
 - a. Approval of Minutes: September, 2021, [here](#).
 - b. Property Standards
 - a. 11023 Cottonwood removal approved by Ben and Mike conditional of neighbor approval.
 - b. [Secretary, note:] This item moved to regular Agenda for discussion. ~~11025 Wants to add detached garage or add on to existing garage. In process. Wants to clean up ditch with his own equipment, approved ditch work as long as rocks remain afterwards.~~
 - c. 11100 - 2 trees need to be removed to protect house from rodents, both under 9" at 5'. Owner moving forward
 - d. 14002 - beginning building permit process
 - e. 14041/14042- Initial sign off to build granted before recent prop standards rule changes, but plans are up to current (newer) minimum property standards.
 - f. 17038- Tree removal
 - g. 18021- Septic Done, need to clean up branches before receiving deposit back
 - h. 22003 - tree approved for removal by Mike and Ben
 - c. Violations: [Violations Spreadsheet.xlsx \(sharepoint.com\)](#)
 - d. Financials: [Review Items - Default \(sharepoint.com\)](#)
7. New and Continuing Business
 - a. Property Standards
 - a. 11025 -
 - i. Wants to add detached garage or add on to existing garage.
 - ii. In process. Wants to clean up ditch with his own equipment, approved ditch work as long as rocks remain afterwards.
 - iii. **Is there a limit on auxiliary structures? What if multiple lots? This needs to be investigated.**
 - b. Retroactive Whatcom county code enforcement.
 - i. Is it worth our time and money? Generally it's Whatcom County's responsibility to ensure their codes/rules are followed.
 - ii. Rip wants to know if Mike should be actively enforcing. Steve believes that if Mike

- finds something he should bring it to the board. Basically, our job is not to do the county's work. However, if there is an issue and the member is not fixing a deficiency, the county provides an angle for work.
- iii. Some more discussion from dawn about gazebo on Glacier Creek Drive. This is rehash of stuff discussed last month.
 - iv. 16036 who wanted to work on levy: a notice was sent correct
- c. 13028 - He sent in a request for an aux building structure - would like a variance to place a snowmobile storage building. Ben and Arnost will follow-up together. Need to check if it meets non-permeable area and other requirements. Also, need to get permission from impacted neighbor. **Ben will check the boxes and send an email out to everyone.**
- b. Secretary - nada
- c. Treasurer - rates bad, so not going to roll-over CD into a locked account right now.
- d. President -
- a. Unpaved cul-de-sacs
 - i. Cul-de-sac - 12031/2 Wants to know whether we going to pave the semi-cul-de-sac at her property. It's a cul-de-sac on paper but not actually paved. She can put 15' wide gravel driveway to pavement. Maintenance of said driveway will be her responsibility. **Notification to member needed.**
 - ii. Also, Alpine cul-de-sac - 11076 - has multiple driveways and no cul-de-sac
 - iii. For all of these they can put in a 15' wide strip w/ gravel across rim property
 - b. Halloween - People can organize trick or treat on their own. Rheannon will post something on announcements page.
- e. G&M & Mike
- a. Rip
 - i. Plan is to get Medeco keyed (controlled) locks to replace locks on Rim property. David notes that there is only one locksmith in town (Accurate Lock and Security, Prospect St) that is able to order keys under this program.
 - ii. Brush pile at A-frame appears to have grown. Unclear who has been dumping there. **Chain needs to be put back up to block vehicle access.**
 - iii. DNR was here... we can apply for a day of chipping w/ DNR. Mike has been authorized to do so. Jenny Coe is sending a letter to the Rim on Firewise program. **Mike will forward info to us.**
 - iv. Road paving already covered.
 - v. Cul-de-sac issue already covered.
 - vi. Trees by front gate need to be cut down. Mike will follow up. Est cost \$2400 from Chuck the Tree Guy; budget is \$2k; we will exceed budget. **UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR it is decided to go over budget and remove these trees. Mike will need to coordinate with 11107 for permission to potentially drop wood on his driveway**
 - b. Mike
 - i. Club house/pool - Municon was supposed to come Oct-14, they cancelled at last minute. This delayed all three parties, who were due to come back. Ground radar work / Municon rescheduled to Nov-9
 - ii. Pool heater - Aqua Island (Ed) suggests we put in a heat pump system instead of propane. Will be much less expensive to run; however, higher upfront capital cost. **Need cost estimate and decision.**
 - iii. Pool deck refurbish - we have a quote from Ecoflex to redo deck (interlocked rubberized pavers) - **Mike is going to look more into this and report back.**
- f. Violations:
- a. 16001 Shuksan Rim has not responding to the violation letters regarding filling the perc holes on his property. Also, cut brush and debris which will become a fire hazard. Dug perc holes in setback and never filled the holes. MBR did respond to buyer's letter asking if

there were any issues with the property. Fine \$300 for leaving perc holes. He had until Oct-16 to fix it. So, after fine he will have 30 days to appear. If not addressed w/in 30 days, fine will double.

- b. 16006 - another dug and abandoned/unfilled perc hole. Fine \$725 and give him 30 days. Rheannon motion/Steve second.

g. Legal & Insurance

- a. Accessory building email thread Section 2.1 - Need to clarify language . Insert language that accessory building construction needs to be part of permitted construction process. This would allow people doing construction to have storage. Right now language implies no accessory buildings w/o a permanent structure being on property.
- b. Need to get Laura to update Property Standard doc online. Perhaps have her sync with Steve to update this stuff.
 - i. Can't build accessory building before main residence
 - ii. No renting accessory buildings to outside people.

h. Member at large -

- a. Cameras are going in around clubhouse
- b. Suggestion is put monitoring system on back fire gate
- c. Zply apparently wants all future fiber to go underground. But Arnost thinks he can get them to give us a variance to do our future work on their poles.

i. Member relations - nada

- 8. Other - nada
- 9. Date of Next BOD Meeting - Friday, Nov-19-2021.
- 10. Exec Session
- 11. Out of Exec Session
- 12. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR October Board Meeting would adjourn @ 9:45