

Agenda Board Meeting September 2025

Sunday, September 14, 2025 11:04 AM

Friday, September 19, 2025

Note: We are using a new Zoom series, which is found at the end of this document, below.

To facilitate meeting efficiency, all presenters will be limited to floor time for each of their sections/topics:

- Please keep muted if you do not have the floor.
- Maximum time allowed:
 - Members two mins presentation per item, plus three mins Q&A;
 - Staff four minutes; and
 - Board members four minutes.
- Everyone: please be succinct and efficient with our time.

1. Meeting Commencement @ 19:00
2. "In-Person" Member Comments (2 min. time limit)
3. Consent Agenda Items
 - a. Laura OOF/Out of country: Dec-2 to Dec-16, 2025.
 - b. Minutes, August 2025: Previously approved and posted. [Meeting Minutes- Current Year | Mt. Baker Rim](#)
 - c. Financials: [Review Items - Default](#)
 - d. President - n/a
 - e. Legal & Insurance -
 - a. Insurance Policy Renewal
 - i. Reviewed the renewal policy received via email.
 - ii. Determined that the coverage appears adequate and consistent with prior years.\
 - b. Insured Asset List
 - i. In May, Steve requested that I review the list of insured items.
 - ii. I have reviewed the list with Thor.
 - iii. The list appears complete overall.
 - iv. Notably, the top item on the list, the tractor, is no longer in working order and was replaced in 2024.
 - 1) I recommend the club sell/discard the old tractor.
 - 2) It has been suggested that Ken may be interested in it; however, if purchased by Ken, I recommend we document an agreement that it may only be stored down by the A-frame and not at the gate house.
 - c. Levee Matter
 - i. Met with Cam to review status.
 - ii. He is fully managing this matter and will provide the Board with a separate, detailed report.
 - f. Violations: [sheet for violation tracking](#)
 - a. Due to a bug in the automated system I built for the violations, first email went out with incorrect information. I corrected the emails and sent them again.
 - b. Seven rental violations were sent
 - i. 16020
 - ii. 17041
 - iii. 16013 x2
 - iv. 14060
 - v. 18029

- vi. 18017
- c. Appeals
 - i. 16020 requested an appeal, details are provided to Laura for review.
 - ii. 18017 requested an appeal, details are provided to Laura for review.
 - iii. Request of fine
 - iv. 18029 is asking for issuing me \$50 fine for incomplete email. I did not find such a violation in our documents.
- g. Secretary -
 - a. Ziply
 - i. We need Uninterruptible Power Supplies (UPSs) for Gatehouse/Office and Clubhouse ONTs and Routers so that phones continue to work during power outage.
 - 1) Consider backup gens for Office and Clubhouse?
 - 2) Door locking Mechanism (if wanted)
 - 3) Camera PoE injectors
 - 4) Camera servers
 - 5) Access Control Servers
 - 6) I'll research and send out an email on it.
 - ii. About 100 homes (27%) successfully lit up as of September-12-2025.
 - iii. Seven digging vendors hired to work on MBR
 - iv. Six or seven FTE Ziply teams working at Rim doing activations and aerial line work.
 - b. Access Control and Surveillance and Security system
 - i. WAN installed at front gate, but not 100% convinced that is the correct solution due to people having to join the network the first time. The real solution may be installing a cell phone booster at front gate and at clubhouse/recycling/pool area.
 - ii. Ziply DSL is causing a ton of problems at the clubhouse with the camera system due to lag and probably dropped packets. Waiting on Ziply to (a) give us a firm install date for both sites and (b) to prioritize / move up those install dates.
 - c. New laptops ordered for office staff (Laura/Hannah)
- h. Treasurer - n/a
- i. G&M
 - a.
- j. Property Standards
 - a. Approved hazardous tree removal by consensus between owner, PSD, and CM
 - i. [14051] - 1 tree
 - b. General development Permit updates:
 - i. [12031/32] - drafted variance request, reviewed at August board meeting. Not approved. Documented that approval was not attained and that culvert pipe must be cut to approved length from gen dev permit approvals as previously communicated.
 - c. Minor development Permit updates:
 - i. [14018] - shed project approved to progress
 - ii. [14004] - solar project completed, closed out, damage deposit returned
 - iii. [11017] - send information required to get permission for accessory building less than 200 sq ft. (No response received as of 9/7, sent 8/29)
 - iv. [15022] - completed landscaping project, and compiled information for installation of concrete pad keeps house below 20% impervious. He will submit new minor project docs and we will close out landscaping and move deposit to new minor project for shed.
 - v. [15029] - responded to email regarding requirements to pave driveway. Send options for pervious driveway for consideration.
 - d. Hazardous tree notifications:
 - i. [16007] - second notice and certified letter sent. Owner responded via email and confirmed he would have large dead tree removed. I shared local resources info.

- e. Items of note for the board:
 - i. MBRCC trees removed from property adjacent to 14004 and 11059 for \$903 and \$1577.60 respectively. Thanks to Thor and Don for cleaning logs on 14004 saved us \$200 for the work.
 - ii. [13012] - notified that dumpsters will be on site for house repairs during the month
- 4. New and Continuing Business
 - a. Property Standards - n/a
 - b. G&M
 - a. Discussion of shifting wages for cleaning to existing team and not renewing cleaning contract.
 - b. Completion of asphalt work for 2025.
 - c. Closing date for pool.
 - d. Update on furniture.
 - e. Levee status - geotest will be consultants for both the pool deck settling and levee report needed for shoreline permit application.
 - f. Marr's invoice and future contractor for recurring maintenance.
 - g. Job descriptions.
 - h. Speed bump, speed limit signs and posts purchase approval, discussion of where needed/wanted and enforcement options.
 - i. Other concerns/discussions.
 - c. Treasurer - n/a
 - d. Secretary
 - a. Discussion about how to handle folks who misuse MBR facilities.
 - e. Violations - n/a
 - f. Legal & Insurance - n/a
 - g. President - n/a
- 5. Other
- 6. Date of Next BOD Meeting:
- 7. Exec Session (if required)
- 8. Adjournment

david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting Invite 2025/26

Time: Jul 18, 2025 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 12 occurrence(s)

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us06web.zoom.us/meeting/tZUocuyvrTluG9Go5_YgKKGKa-KSNN5sI5-w/ics?icsToken=DOFvWpkljK0tBq4kPgAALAAAIAI0fcw-QqANC-bJANnY5Mb1KtqnHKsj7rNvRnXllcTDn0qR6X9MTaEiFprAp3oQZOR9kxh9j5rLAzY99TAwMDAwMQ&meetingMasterEventId=HilWtHAjRn6zR1Ls9MNM0g

Join Zoom Meeting

<https://us06web.zoom.us/j/81555739415?pwd=26Zfu8hKSJNLyrC7mxfkzT9MqeosCj.1>

View meeting insights with Zoom AI Companion

<https://us06web.zoom.us/launch/edl?muid=3bd354f0-42b4-461f-b980-fac62b226121>

Meeting ID: 815 5573 9415

Passcode: 952930

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