

MBR Board Meeting Post AGM July 2025

Thursday, July 10, 2025 3:44 PM

Scheduled Date: Friday, July-7-2025 @ 19:00

MBRCC JULY BOARD MEETING TO APPOINT DIRECTOR POSITIONS FOLLOWING THE ANNUAL GENERAL MEETING (AGM) IN JUNE 2025

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBRCC July Board meeting is commenced @ 19:00
2. Present
 - a. Members: none
 - b. Staff: none
 - c. Board: dshill, Steve Pand, Grant Lehmann, Hamed Mortazavi, Jolie Matkowski, Deborah Lazaldi, Cam Byrnes.
3. Steve does welcoming remarks
 - a. Intros, each board member introduces themselves
 - i. Steve
 - ii. Deborah
 - iii. Grant here since last year
 - iv. Hamed
 - v. Cam
 - vi. dshill
 - vii. Jolie
4. Housekeeping
 - a. Documents and housekeeping -
 - i. Precedential order of MBRCC governing documents, overview of how MBRCC docs govern MBRCC (Steve). Asks new members to review the docs.
 - 1) Covenants - Top level docs for MBRCC. They are almost impossible to change. Requires super-majority.
 - 2) Bylaws - members change bylaws: board proposes changes and membership decides on whether to adopt.
 - 3) Rules & Regulations
 - 4) Et al
 - 5) Reiterates that RCW 64.90 (WUCOIA) will require a rewrite of our governing docs, but lobbying may change timing/scope.
 - b. How board meetings are run -
 - i. Roberts rules of orders guide MBRCC meetings. We don't have a parliamentarian.
 - ii. Regular (public) vs. Exec Sessions (private) - Exec sessions, which cover confidential topics (e.g., staff employment, legal, etc.).
 - iii. Steve asks that board members get their Agenda items to Secretary by the Thursday of the week prior to the MBRCC board meeting so secretary can publish a final agenda before the meeting.
 - iv. Steve goes over what the reports to Secretary look like - split between consent agenda and regular agenda. Segues into Steve going over the two open slots on the MBRCC board: treasurer and violations
 - v. Contact info - Laura will reach out for contact info from board members

- c. Steve goes over the requirements for the board to vote by Email / electronic voting. To vote electronically requires 100% of involvement of board members and vote must be unanimous. If neither of these are met, fall back is voting during a board meeting.
5. Meeting times ~ typically held the third Friday of the month @ 17:00. Confirmed by everyone that this slot works for them.
6. Positions
 - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Jolie motions to retain Steve as President.
 - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBRCC board directors are as follows. This resolution will be typed up to provide to our banks to change signature cards.
 - i. Steve: President, officer
 - ii. Treasurer: Grant, officer
 - iii. Grounds and Maintenance: Cam
 - iv. Property Standards: Jolie
 - v. Legal and Insurance: Deborah
 - vi. Secretary: dshill, officer
 - vii. Vice President: Jolie
 - c. Brad Roberts will remain involved in MBRCC Special (tech) Projects
7. Conflicts of interest
 - a. Jolie outlines personal and fiduciary conflicts.
 - b. Steve talks about conflict of interest policy.
 - c. Jolie touches on importance of responding to email votes.
8. Speaking at meetings going forward.
 - a. Members 2 mins max time
 - b. Board members 4 mins max time
9. David to send out spending approval levels - ✓ - Done with July-7-2025 email to board (email, copied, below):

i. _____

From: MBR Board - David Hill

Sent: Monday, July 7, 2025 9:40 PM

To: MBR_BOARD_ONLY_GROUP <mbr_board_only@mtbakerrim.com>; 'Grant Lehmann' <grantlwa@hotmail.com>; 'Hamed Mortazavi' <sarmsakh@gmail.com>

Subject: Spending approval limits

Here are the spending approval limits for staff and board members.

Spend (US\$) approval allowance:

- \$200 general staff
- \$500 for senior staff
- \$1000 senior staff with one board member approval.
- \$2500 senior staff with two board member approval.
- Above \$2500 requires full board approval.

Thanks!

David

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10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the July 2025 MBRCC Board meeting is Adjourned @ 20:05