

MBR Board Meeting March 2022

Thursday, April 21, 2022 12:13 PM

Meeting Date: Friday, March 18, 2022

To facilitate moving the meeting along, all presenters (Members, Staff, Board Members) will be limited to floor time for each of their sections:

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

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR March board meeting would commence at 19:05.
2. Present:
 - a. Board: Steve, Heather, Rheannon, David, Rob, Dawn, Rip, Ben, Arnost joins a bit late (7:15ish)
 - b. Staff: Laura, Mike
 - c. Members: Nick Lashomb, Randi ?, Judi McGee
3. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. 11063 -
 - a. Appealing fine noise. Last time they were able to get violation back from the past renters. Arguing that that 72 hours is window for them to receive money bank from their renters and therefore they should not be held to "own" the fine. He says their agent, Mt Baker Lodging, was unaware there were noise problems. Also expects MBR to contact agent when agent does not deal with stuff.
 - b. Enjoys his cabin. Health concerns with wife, they don't come very often therefore. Admits that they rented before they were allowed (prior to 12 month period expired); not denying that. He didn't know about registering guests either. Wants leniency.
 - b. [18028]:
 - a. Wants to know if we are going to keep the pool at 80F. New heating system being installed.
 - b. Wants to know if progress reports on clubhouse will be shared. Yes.
4. Consent Agenda Items
 - a. Approval of Minutes: February, 2021, [here](#).
 - b. Property Standards - nothing submitted
 - c. Office/Laura:
Employee Handbook Proposed Edit For Consent Agenda April 2022 Board Meeting
To codify change discussed at January 2022 board meeting, board should approve the following change to Employee Handbook (last approved as V9, Sept 2021).
From page 12, section 2- **new language in red:**

2. Holidays

Employees are expected to work on every day their normal schedule dictates regardless of whether it is a holiday.

Overtime or premium pay is not required for working on holidays or weekends unless those hours are in excess of 40 for the work week, **with the exception of the following major holidays:**

Thanksgiving Day (US)
Christmas Day
New Year's Day
Memorial Day (US)
Fourth of July
Labor Day (US)

Hourly (non-exempt) employees are eligible for premium pay at 1.5 times their normal rate for hours worked on the aforementioned holidays. Salaried (exempt) employees are not eligible for holiday premium pay.

- d. Legal & Insurance
 - a. Min Property Standards language changes still under review.
 - b. Still waiting on the recording of the documents for the former Stratis lots
 - c. Insurance has been renewed for the year.
 - d. Bylaw language change to manage multi-person households and board seats:

ARTICLE VI. DIRECTORS

Section 1. The business, property and affairs of the Community Club shall be managed by the Board of Directors composed of nine (9) members. The directors shall be elected annually by the members of the Community Club at the annual meeting for a term of three (3) years. The President shall be elected annually by a majority vote of the Board of Directors and serve a term of one (1) year. The President may be reelected by the Board but may serve no more than 3 terms.

No director of the Board may also be an employee of MBRCC. (as amended June 7, 2008)

Only one (1) of any number of co-owners of any residential lot or lots may serve on the Board at any given time. (Proposed amendment March 18, 2022)

e. Violations:

	11068	16-Feb	11068 Whistler Lane	Pac	Broken Gate by contractor	c.m.	fine	\$200	5-Mar	appealing @ 3/18	Fine for breaking front gate/Responded 2-27 appealing fine				
	18010	23-Feb	18010 Glacier Rim Drive	Brake	Noise Complaint 2/17	c.m.	fine	\$200			repeated noise complaints from neighbors. Letter also sent to Mt. Baker Lodging				
f.	18010	23-Feb	18010 Glacier Rim Drive	Brake	Noise Complaint 2/18	c.m.	fine	\$725	This should have been sent for \$400.		repeated noise complaints from neighbors. Letter also sent to Mt. Baker Lodging				
	18016	28-Feb	18016 Glacier Rim Drive				Bradner		Drove through and broke front			b.m.	fine	\$200	Rental Guest drove through and

g. President's Letter for AGM (from email thread):

2022 AGM Date

The MBR Board is happy to announce the date of 2022's virtual Annual General Meeting for Saturday, June 25th, 2022. Registration and Zoom Q&A to start at 12:30PM, with the meeting called to order at 1:30PM.

This is not your official AGM notice. These will be mailed or emailed (according to your indicated preference) on or before May 25th. If you are willing to accept an emailed AGM notice, please make sure to check the box for "AGM Voting Communications" in the settings box on the homepage of your portal account. Access your portal account at portal.mtbakerrim.com, or email office@mtbakerrim.com if you need help accessing your account. Emailing AGM notices helps to save time and materials costs, so we appreciate you choosing this option if it works for you. The full packet of AGM materials, including 2021 AGM draft minutes and 2021 financial statements, will be available on our website at www.mtbakerrim.com/2022-agm (currently in progress).

Regarding Board of Director nominations, 8 seats have unexpired terms, and 1 seat is currently filled by an interim director who will be running to solidify her position (she currently serves as the Violations Director). If you would like to nominate yourself for the open position, please email office@mtbakerrim.com with a short statement to post to the 2022 AGM webpage and ballot.

Thanks,
MBR Board of Directors

h. Secretary - nothing to report.

i. G&M - nothing submitted

j. Mike - nothing submitted

k. Financials:

- a. Member at 11077 requests 2022 dues payment plan due to financial hardship. Has submitted \$350 and requests to pay remainder in September. Grant request, but if not paid by September 30th, accrue back interest from 3/1/22. Member at 11077 requests 2022 dues payment plan due to financial hardship. Has submitted \$350 and requests to pay remainder in September. Grant request, but if not paid by September 30th, accrue back interest from 3/1/22.
- b. [Review Items - Default \(sharepoint.com\)](#)
- c. Will need to set date/time in late March for special budget review meeting, as below:
 - i. 2023 Operating Budget ([linked here](#))
 - ii. 2023 Capital Reserve Plan Budget ([linked here](#))

5. New and Continuing Business

a. Violations

- a. 18010 - Ongoing noise issues impacting neighbors. Fine levied, wants to appeal fine. First for \$200 and second for \$400. Heather proposes change second fine to \$200 for \$400 total for both fines. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR would fine a total of \$400 for both fines.
- b. [11063] Heather proposes: 50% reduction on both fines. Rheannon wants to keep the \$750 early renting fine whole. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR reduce registration fine by 50% and keep early renting fine whole.
- c. Dawn will write a reminder for Heather about renters following our rules.
- d. Properties that store garbage outside is becoming a big problem. Animals get into trash and create a mess that typically gets cleaned up by staff or neighbors and not by owners. Problem is caused by rental cabins. MBR needs to fix this so it's not allowed. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT Violations/MBR would draft a rule stating that garbage and trash should not be stored outdoors under any conditions.

	11063	23-Feb	11063 Whistler Lane		Renting cabin in first year of ownership	c.m.	fine	\$750	appealing @ 3/18	Rental Violation - responsive. working with Laura to provide info
e.	11063	23-Feb	11063 Whistler Lane		Renting cabin without submitting required paperwork	c.m.	fine	\$1,800	appealing @ 3/18	Rental Violation - \$150 x 12 = \$1800 responsive. working with Laura to provide info

f. Ongoing problem with one dog owner not picking up dog feaces. Violations to check with Ken and Chris about their apparently catching this person and even providing them with poop bags. If confirmed, should be levied a fine.

b. Secretary - n/a

c. Treasurer

- a. New Member Fee suggestion - Transfer Fee - Laura corrects Rob that we do charge \$150 transfer fee at closing. Steve's schtick is new owners pay a fee to join our Community Club. Initiation Fee.... Lots of discussion about this idea.
- b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED to change the transfer fee to \$725 today. We will look into increasing this further.

d. President - nada

e. G&M - Rip.

- a. Expenses - wants to know our Run Rate and variables? Cost centers? Likely Garbage and Recycling is biggest controllable cost.
- b. Wants to change title of assistant caretaker to Building and Grounds Maintenance Lead. He will send out something to change this before the AGM.
 - i. Rob adds that this would impact Chris' title, as well. We would need to align his title as well.
- c. He wants to make a motion to Close out Prop Standards changes by April-15, and have it automatically approved by next meeting. So, we have a date certain for input. And we spin into discussing individual items.
 - i. Date certain for comments: submitted by SOB (COB) Friday, April-8. Rip has until April-12 due to being out of country.
 - ii. Thoughts/issues to be inserted as comments in the Word doc and individually sent to Steve for his review. This way he can have time to digest. He is also having surgery in another week or two... so will be down for the count for a while.

f. Mike

- a. R&R will do Clubhouse Work om Apr-20th. Will take the prob six weeks to complete jacking work.
 - i. Cash flow issue for further work.
 - ii. Plumbing work could run into six figures. BOARD NEEDS TO UNDERSTAND POTENTIAL RISKS OF ATTEMPTING TO DO PLUMBING WORK INTERNALLY.
 - iii. Proposes we do demo and trim work in-house.
 - iv. Flooring installed during Fall

- v. Likely spring/summer 2023 at pool opening time.
- vi. Rheannon raises issue of thermal expansion of the pool deck tiles; wants Mike to make sure we won't suffer that fate. Apparently her dad has used them in California and had to replace them. THIS ISSUE NEEDS TO BE CLARIFIED AS UNCERTAINTY OVER COST AND USAGE.

g. Property Standards - wasn't able to add stuff to consent agenda

- a. 11093 - working through building plans. Adjacent member concerned about view and privacy loss. Also, some trees on neighbor lot were cut by accident.
- b. 12017 - cut a bunch of trees; changing plans to fit into our rules. They will have to submit replant order.
- c. 12031/32 - gave permission to put driveway through Rim setback ("unpaved cul-de-sac).
- d. 13001 - Tree cutting approved by arborist.
- e. 14022 - lining up to start construction.
- f. 14060 - enclosing an existing porch/no structural changes.
- g. 17045 - Kevin (Glacier Water District) installed water meter.
- h. 14___ - singlewide being replaced by doublewide - he doesn't remember lot number
 - i. They have storage cube pods on driveway. We don't allow these, but they will haul them away once filled. Basically emptying house before demo. No issue.

h. Legal & Insurance - Stratis lots resolution filed w/ county. Auditor has info, and 2022 is last year for tax assessments as transfer happened after Jan-1-2022.

i. Member at large - Arnost

- a. Cameras at garbage area. Still relying on two systems (old one and new one). New system has problems due to a faulty GFI on the power line. He is working on it, but it'll take some time to get the line fixed.
- b. Remote access to cameras will not happen until we have a better internet connection.
- c. Segue into Starlink. If it works and is reliable we should pull the DSL.
- d. More discussion about phones being cut, possible need to keep phone at pool for emergencies.
- e. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT is was decided to hire an electrician to back up Arnost's work on camera system.

j. Member relations - nada

6. Other - nada

7. Date of Next BOD Meeting: April-15

8. Back into regular meeting @ 10:06

9. Adjournment @ 10:06