

MBR Board Meeting September 2020 w/o Resolution

Thursday, December 3, 2020 8:19 PM

Friday, September 18th, 2020.

N.B. Minutes immediately below. Resolution on banking follows the minutes. These minutes are signed by the President and Secretary to satisfy requirements of financial institutions related to the attached resolution. Banking resolution removed from copy propped online as it contains bank account and other sensitive information.

- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the MBR September 2020 Board Meeting is called to order. All approve.
- Present for the Board: Peter, Chris, Lisa, Roy, Rosie, David, Josh
- Present members: Jenn Vince, Josh Roberts. Sheri Hargus joined later.
- Present for the Staff: Laura, Tex

- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Published minutes would reflect that items have been motioned and seconded, with only abstaining Directors being identified [i.e., due to fact that abstentions are typically driven by potential conflict of interests]. All approve. [Ed. Note, RESOLUTION DRAFT APPEARS AT THE END OF THIS DOCUMENT]
- Member Q&A
 - Josh and Jennifer - just here to listen.
 - Quick question on how members receive communications, specifically the Member update letter . We told them we wouldn't share contact info w/o member permission.
 - No other member Q&A.
- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: August 2020 minutes would be approved. All approve.
- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the attached Resolution regarding MBR Bank and Financial account resolution would be passed. All approve.

- Bylaw changes:
 - 2018 Bylaw Change never recorded by 2018 MBR Board. Needs to be filed.
 - 2020 amended bylaws also need to be filed.
- Gate codes -
 - Some folks present want access to gate codes. Note made that some members have complained to gate codes "floating around."
 - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT:
 - We continue to allow use and issuance of gate codes, with following being instituted and researched:
 - We institute a higher bar on issuing gate codes.
 - We create a gate code issuance (and restriction) process that covers extreme cases and middle acceptable ground. This would include guidelines for the length of time an individual code can remain effective.
 - Remove egregious codes (not yet defined).
 - Lisa will write up a draft policy and circulate.
 - Once process and guidelines are defined, Peter and Laura will audit existing codes.
 - New permanent code for DNR approved.
 - Do we communicate?
 - One suggestion that this change in policy (from long-standing policy to not allow their use) should be communicated to the membership since it was members who alerted board of the proliferation of gate codes.

- Another suggestion that we should not broadly communicate this.
 - Further study required once process and guidelines completed and approved.
 - All approve.
- 12039 - New Construction Approval to move driveway from Pinnacle to corner of Pinnacle and Shuksan Rim Drive.
 - Peter says new proposal for driveway is for it to exit on Shuksan; this is corrected to Pinnacle.
 - 12039 to provide updated plan that matches new driveway exiting on Pinnacle. (12039), who are present on call, chimes in:
 - They want to keep the cedar trees.
 - The new driveway will be unpaved-gravel, and will not exit at the corner; it will exit on Pinnacle 20' off the corner, parallel to current driveway.
 - Lisa asks (12039) to assure us that landscaping and other stuff will not obscure sight lines. (12039) agrees.
 - Question: where is the reserve septic field - will driveway impinge on this? (12039) will check with County and let us know and will resubmit updated plan.

UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: these changes outlined above should be approved. All approve.
- N95 masks - do we need to order more for staff?
 - Need to Inventory what we have.
 - We should have both elastomeric and N95s.
 - Elastomeric respirators w/ cartridges for:
 - Sanding
 - Vox / organics
 - N95s for interaction
 - Tex will provide us with a list of what we have in stock; and we need a proposal.
- (19012) New Construction -
 - Quick review of suggested plans.
 - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR should approve plans as submitted. All approved.
- (22008) - Yard clutter / potential critter and fire hazard.
 - Member was contacted by letter regarding clutter after a neighbor raised concerns (see, previous month Minutes). No response received.
 - Rheannon to write up what is acceptable and what isn't. Lisa would like to educate folks on what is acceptable. A letter saying here is what we expect, please accommodate our requests.
- Quick levee discussion
 - Roy asks whether insurance would cover future events.
 - That is, can we look into insurance for future events?
 - This could (and probably should) be tied into a future Reserve Study
 - Background documents regarding this have been uploaded to MBR Board Sharepoint site.
- MBR Insurance policy
 - In addition to above levee damage question, we should have the policy presented and circulated at the next board meeting.
 - Laura has uploaded policy to Sharepoint under Legal and Insurance
 - Let's discuss at the next board meeting
- Reserve Study
 - Need to pool up a new reserve study
 - We highlighted at AGM that we would get this rolling.
 - David unaware what firm did last reserve study and whether MBR was happy with work product.
 - Chris will move this forward.
- Surveyors digging up our roads

- We haven't asked folks to cover repairs to this damage, despite damage deposits. This is a long-term issue.
- Need to understand this.
- DSHill to reach out to surveyors to get their input on this.
- The issue of damage to our roads by surveyors hired by members (and the need for reimbursement) needs to be reflected in the new construction checklist.
- Surveyors working at the Rim: Christie and Christie, Powertek (Rheannon), and a third firm no one can remember name of.
- Tex will identify who the surveyors are who work up here.
- Also, PGE power upgrades - cuts near the entrance
 - Likely, more work to be done by them.
 - They have not picked up the hundreds of plastic red flags they inserted along our roads.
 - Tex was their contact at the Rim.
 - Lisa asks Tex to manage this, so we make sure they clean up after themselves, restore everything to how it was before they began work, and we know what and when they will do additional work.
- Member Website construction:
 - 3DOT submitted proposal / first quote to set up a private/controlled member section to the MBR website
 - Peter gives a quick overview of the concept behind having member-only access.
 - Lisa requested at least a couple of other quotes for due diligence.
 - He is a bit time constrained, but will look into getting two additional bids for this work. His current web-dev contacts are mostly overseas.
 - Rheannon knows someone who might be able to do this and will check.
 - Need for person we hire to both build and maintain site.
- Dog signs on field
 - New signs from company that does the majority of our signs: quote from \$75 to \$135 x 2
 - We have existing sign on west end of field, mounted on waste disposal can. Waste can on east end of field is sign-less.
 - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: we install a second sign on the east end of the field. All approve.
 - Rosie will get and distribute a proof of the graphics.
- Signs on tennis court (this is in response to kids repeated using the courts for skateboarding).
 - Current signage sufficient.
 - We need staff to better enforce this in the future.
 - Rheannon to add to fine schedule a fine for misusing the tennis courts.
- Drones - What do we do with members flying drones about the Rim, and impinging on the expected privacy of neighbors?
 - Do we want to control this or not?
 - What does state / county say?
 - Adopt all FAA and county regulations for this
 - Any misuse of drones in the Rim will result in a fine from our fine schedule.
 - No prohibition on responsible drone usage, but if neighbors complain, then it becomes a nuisance issue that will result in a fine.
 - Rheannon will write up something to add drone misuse to the fine schedule and circulate.
- Next meeting scheduled for Oct-16 @ 19:00.
- DNR Team fire assessments: Rosie asks if anyone has an issue with having Rim owned property assessed? No objections.
- Communication plan (Baker Bits)
 - Sheri Hargus joins meeting @ 21:30
 - Sheri will volunteer to manage this.
 - Peter will set Sheri up w/ a Rim O365 license and Teams/Sharepoint access.
 - Decision to keep Baker Bits as the name of the newsletter.

- Unannounced Exec session requested by Roy [Ed Note, notes from this Exec Session will appear in published minutes as contains no sensitive or privileged information.
 - Roy will resign from MBR Board.
 - Angie will resign from the MBR Board.
- UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the September 2020 MBR Board Meeting would adjourn @ 22:12. All approve.

_____ Director / Secretary
/S/ David S. Hill

_____ Director / President
/S/ Lisa Beliveau