

Rheannon Schoephoester, President

Term expires: June 2026

My name's Rheannon Schoephoester. I've lived in the Rim full time for about 28 years and have been serving on the board for 4 ½ years now.

Some of what I oversee as President will be covered in other director's reports, so I'll try not to step on any toes. One thing I'd like to do first is to explain a little bit about what the Presidents role is, and also what it is not. I find that sometimes people get a little bit confused so it might help to clarify the role a little.

The President must be at every meeting, or if unavailable the Vice President can take their place. The president is authorized to sign all contracts, deeds, or other documents, we can appoint committees and remove members of those committees at will. We help review Property Standards and are a secondary sign off for new build projects and marking the completion of them for final inspection. You have to work closely with the legal director, and our lawyer on any issues. The president's general role is to oversee the community and the Board and be aware of what is going on in other Board positions, and throughout the community, and to speak or represent on this behalf. This may be in legal matters such as court cases for lawsuits, or for sharing information or updates with the membership to keep them informed on things. The President is also responsible for being the secondary person to oversee all the staff along with a couple other Board positions that do this as well, and also for being aware of how things are running in the community or "being in the know".

A couple things the President cannot do:

The President of Mt. Baker Rim is not allowed to have a tie breaker vote like in some places, or to have the final decision on Board matters. From time-to-time people say things to me like "well, you're the president, so just do it". Being the president does not mean that you can make whatever rules you want, hire and fire whomever you want, or choose which rules will be enforced more harshly or not. The president has the same single vote as all the other Board members. So, when it comes to things like the budget, the staff, rule or Bylaw changes or any of these types of things the President can voice their thoughts just like the rest of the Board, but they cannot just act alone to create rules, and make big decisions alone. Sometimes I as well as all Board members might have to enforce rules we personally don't even agree with because they were still passed by the majority of the Board or by the membership, and so we are obligated to follow and enforce those rules ourselves even the ones we don't like.

And finally, but most importantly, I hear people make comments like they want to join the Board to make some personal agenda of theirs happen. The fact is, the Board should not have personal agendas. The Board as a whole is supposed to represent the needs and desires of our community. There will always be areas where people do not agree, that's just human nature, but the Boards job is to listen to the concerns of the community and take those into consideration. That doesn't mean that every single complaint people bring up will receive the result they want, but the Board does discuss and vote on

these matters and do our best to decide what the larger portion of the community would like to see, and if we can make it happen reasonably.

So, in light of that, I always welcome members' comments, questions, and concerns to do what I can to help this little community that I love so much, so please feel free to send me an email anytime, and I'm happy to bring your concerns to the Board for discussion.

A few specifics I've worked on this year are:

FIBER INTERNET

This continues to be an ongoing project, and I wish I had some more exciting news to share. We have had a lot of promising information in regard to fiber coming to our area, but everything is held up at a county level at this time, and there are no guarantees for anything quite yet. A ton of time has continued to go into this project with meeting discussions, phone calls, and emails to try and line this up for our area, but at this point it is just in a waiting period. We hope the county will allow the permitting so the project can move forward. If we get to the point where we have county approvals and contractor dates set for the work to begin, we will certainly make sure you all hear the details. At this point I just don't think anyone should hold their breath quite yet.

SPLITTING THE MANAGER POSITION

Since I began on the Board there has always been an issue of our Caretaker, or Manager having great skills in either the labor end of things, or the clerical end of things, but never really excelling at both. This has presented a real problem for MBR where one side of the position is often struggling. It is understandable that a lot of people are either good with computers and office work, or good at working with their hands and getting dirty, but not both. During this past year I worked closely with Hannah our Community Manager. One thing we worked on was trying to figure out how to get things running a little more smoothly for the staff at MBR. We asked the Board to consider splitting the Community Manager position into two separate positions titling the new half Grounds and Maintenance Manager. This is being done on a trial basis to see how well it works. Thus far it has proven to be a wonderful change. Hannah and I worked on this split together to try and define each position clearly, and the trial has been off to a very great start! Our Grounds and Maintenance Manager came to us as a temporary labor employee who slid up into the Grounds and Maintenance Manager position once we began it. Unfortunately, he also owns his own business which we knew would take him away some for summer, but he was so great we were going to see if we could work around that for those couple months. However his business ended up really taking off and he had to part ways to keep up with it, so we are currently looking for a new person to fill the position. I'll share a little more info about this split in the Grounds and Maintenance Report.

CARD AUDIT

We had several violations involving abuse of our trash area over the last year, and a lot of renters still being snuck into the pool by a few uncaring members. Many of these trash violations involved vendors, or private cleaners, and some were homeowners. After the manager position was split, it freed up a lot more time for Hannah to help us catch up on clerical tasks like this. Hannah and I started digging into the gate card system together one day and found that it was quite a mess. There were approximately 40 cards we had to shut off that day that had been assigned years ago to be very temporary cards, or they

were old vendors who had gone out of business, or ex-employees. No one has really had the time or responsibility of managing the gate cards for years. Laura, our bookkeeper, was an amazing help with managing any new cards, but she did this as a volunteer just to be kind, it was not her job to do so, and no one had audited the cards as a whole in 8 years. We brought this issue to the Board and discussed and voted on the number of cards allowed for each member so we could be fair and consistent to everybody. We have gone through a ton of them already but are still waiting for quite a few people to complete theirs. At last count we had 385 unaccounted for cards to shut off. We are still working on wrapping things up, so there are even more to come. There was one vendor who had 16 cards and only knew where a few of them were, one owner who had 14 cards, and rented their home, and yet only could find 6 or 7. And there were tons of owners who had a small number of cards like 6-8, but only claimed 2-4 on the audit as ones they could find. We received only 4 or 5 complaints about the audit from members who didn't want to cooperate, but luckily, we received a ton of concerned thank you's from members who were really glad to see this happening. I know it can be a pain for some who don't live close by to gather the requested info, but we felt it was really important for the security of MBR to track these once again, and I just wanted to make sure you all know how much we appreciate your efforts to help us out with this. It was a huge overwhelming undertaking, that took a few months to do, and everyone who was cooperative made it that much easier, so thank you all very much!

PICKLEBALL COURTS

At last year's AGM it was brought up that some members might like us to turn one of the tennis courts into another pickleball court. I wanted to mention that we did look into this however, we ended up receiving an equal number of requests to switch one court over to pickleball as we did complaints that people didn't want to see this. Because it was split between for and against, we left things as they are, so that's why nothing has moved forward with that.

OTHER

There is a ton that goes on behind the scenes like meeting with Members of Snowlines Board, organizing things, researching things, helping the staff with various problems, and working closely with our legal and secretary on concerning issues as well, but for the sake of not dragging this out too long I'm going to pass things to the next member.

