

MBR Board Meeting April 2022

Friday, July 15, 2022 1:41 PM

April-22-2022

Note: This meeting was originally scheduled for April-15. Rescheduled to April-22 as a number of directors unable to attend due to the April-15th being Passover and Good Friday.

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

- Members two mins presentation per item, plus three mins Q&A;
- Staff ten minutes; and
- Board members 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 April 2022 meeting would commence at 19:02
2. Present
 - a. Membership: Judy McGee (13017)
 - b. Staff: Laura, Mike
 - c. Board - quorum
 - a. Me, Rheannon, Steve, Heather, Rip
 - b. Ben and Rob and Arnost and Dawn present; Ben and Arnost joining later.
3. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. 13017 - just present to keep informed.
4. Consent Agenda Items - Nothing moved off of Consent Agenda.
 - a. Approval of Minutes: March, 2022, [here](#).
 - b. Property Standards - nothing submitted
 - c. Office/Laura: n/a
 - d. Legal & Insurance
 - a. Dog language changes, is required to keep the off leash area.:

ARTICLE XIV. GENERAL REGULATIONS

Section 4. ANIMAL CONTROL.

(a) Dogs and other pets off property owners' Premises are to be **Under Control** at all times.

(b) The owner of any animal shall not cause, permit, or **Allow** such animal to roam, run, stray, or be away from the **Premises** of such owner or to be in any **Public** place, or on any **Public** property, or the private property of another in Mt. Baker Rim unless such animal, while away from such premises, is **Under Control**.

(c) Definitions

- i. **ALLOW** – to permit or neglecting to restrain or prevent.
- ii. **PREMISES** – all the real property under one ownership inside the property line, or inside the curb, ditch, or shoulder marking the edge of the used public right-of-way.
- iii. **PUBLIC** – commonly owned property (**with the exception of any designated and marked off leash dog area**).
- iv. **UNDER CONTROL** – "Under control" means that the owner, by means of a leash, restrains the dog to the owner's immediate proximity, preventing the dog from

trespassing upon property or annoying or chasing other persons, animals, or vehicles of any sort.

b. We have received confirmation from Whatcom County that the donated lots have been converted to common area and will be adjusted for tax purposes in 2023. Still waiting for confirmation from Glacier Water District.

c. We continue to receive comments and complaints about water issues on lots.

e. Violations

18024	25-Mar	18024 Glacier Rim Drive	Storozhe v	Improper disposing of wood pallets 3/24	c.m.	fine	\$725	dumped wood pallets in compactor
18024	25-Mar	18024 Glacier Rim Drive	Storozhe v	Improper disposing of constructi on debris 3/?	c.m.	fine	\$725	dumped construction debris in compactor
19058	30-Mar	19058 Glacier Rim Drive	Kohl	Running front gate	c.m.	fine	\$200	
12015	30-Mar	12015 Grouse Lane	Dolak	Noise Complaint Warning	b.m./c. m.	warning		
19012	30-Mar	19012 Glacier Rim Drive	Martin	Dogs Off Leash	b.m.	warning		Friend dropped her off at front gate. Forgot gate card so had to walk in with her dogs off leash
14042	4-Apr	14042 Chimney Lane	JM2 MANAG EMENT, L.P.	Constructi on Noise Complaint	b.m.	warning		
18009	11-Apr	18009 Glacier Rim Drive	Craig	Improper Tree Removal	b.m.	? (Schedule d to discuss w/ Ben or Mike)		Did not recieve proper permission for tree removal.
19007	18-Apr	19007 Glacier Rim Drive	Crutcher	Breakdown recycling boxes and fully dispose		s.m.		email warning
14041	21-Apr	14041 Chimney Lane	JM2 MANAGEMENT, L.P.	Construction vehicles ruining MBR property		b.m./s. m.		warning

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- f. Financial
 - a. [Statements for review](#).
 - b. Budget for AGM Prep Statements for Membership.



- c. 2023
Budget

- g.
- h. Secretary - nada
- i. ** Secretary having internet connection problems **
- j. Discussion about property standards
 - a. Color of houses/structures - neutral

k. Mike: n/a

5. New and Continuing Business

- a. Secretary: nothing additional.
- b. Treasurer: nothing additional.
- c. President
 - a. AGM
 - a. Directors' Reports required to be written and submitted. [Ed Note: email with Template, location to drop reports, and format sent to directors by Secretary.]
 - b. Mailer and director comments for AGM - David to send template to board members
 - b. More discussion on Property Standards language changes - like, 25 mins of discussion and back-and-forth.
 - c. BEN JOINS AT 19:40PM
- d. G&M
 - a. Rip (G&M) sent report three minutes before meeting started, so no one has had opportunity to Review..
- e. Violations -
 - a. Heather raises the issue of road damage and what to do about it. Rip wants to consider widening our roads due to people driving on shoulders.
- f. Lawson lots (2) - they have agreed to transfer ownership to the Rim, acknowledging that they may or may not be green belted; Steve confirms that they will not be rolled into our common area, which is address 12001 Welcome Road (includes all our roads and zero value property).
- g. Arnost joins at 20:30
 - a. Another discussion on internet access at clubhouse during R&R doing their slab work
- h. Property Standards
 - a. 18024 (Welcome) single wide plus garage. Owners are about to start work to remove single wide and turn garage into primary residence.
 - b. 12013 building a shed of <200sf. No action required.
- i. Legal & Insurance -
 - a. Wants to consider allowing pickleball on tennis courts, in which case we add Pickle Ball language to tennis court signs. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR would change Tennis Court language to allow Pickleball.
 - a. Rip instructs Mike to fix signs to reflect this change
 - b. 17045 (Iceberg) - Water issue, member still claiming MBR is responsible for their water intrusion due to unspecific act 20 years ago. MBR sent a letter (in past few months) stating that we have no documentation about the Rim having responsibility for this, and asking them to provide documentation stating that we assumed responsibility for this.

Documentation never provided.

j. Violations:

- a. Dog off-leash area - already discussed that signs are in place.
- b. Burn ban - Laura will send out a letter reminding people when burn ban goes in force. Our covenants don't allow "Fires" during burn bans, but it doesn't define what FIRE means. Fire ban clarification ("Get Ready For Summer" Email to Membership)

k. Member at large

- a. Says people who want to have access to camera system to send him an email.
- b. He is ordering a UPS for video recorder so we don't lose time stamp on recorded videos when we have a power outage.

l. Member relations - not present

6. Other: nada

7. Date of Next BOD Meeting - May 20, 2022. Someone will cover for me as I'll be OOF.

8. Exec Session @ 21:14

- a. Exec Session ends at 22:19

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR April 2022 Meeting would adjourn at 22:20