

MBR Board Meeting April 2025

Friday, May 16, 2025 5:29 PM

April 18, 2025

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

ALL QUESTIONS AND OFFICIAL CORRESPONDENCE FROM MEMBERS MUST BE SUBMITTED BY EMAIL OR SNAIL MAIL.

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.
- Staff and board members: five minutes.
- Everyone: please be succinct and Do not waste everyone's time.
- **Everyone: keep your mic muted unless you have the floor.**

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR Apr-2025 meeting commences @ 19:02
2. Present:
 - a. Board: dhill, rheannon, Deborah, Jolie, Steve, Brad
 - b. Staff: none present
 - c. Membership: [17006], [11107], [unidentified Brad, no last name]
3. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [Monthly Financials Statements](#)
 - b. [Annual Financial Statements](#)
 - c. Auditors have finished their review. Financial Statements appear on Financials folder of SharePoint site.
 - d. DRAFT Budget that was sent out by Laura was not reviewed. Treasurer needs to review / tweak before resharing. So, don't work off it as of yet. It's well in the ballpark, but some missing items need to be incorporated.
 - b. Secretary - n/a
 - c. President - n/a
 - d. Legal - n/a
 - e. Violations
 - f. G&M
 - a. Ground and Maintenance staff making good progress taking down dead trees on Rim property, clearing culverts to restore stormwater drainage, cleared gate house garage, sealed garage and cleaned space, painting of garage in progress. Plow truck fits in garage. Time card reporting by grounds and maintenance is being completed as required.
 - b. Thor Munns and Ken Sather both attended pool training in April.
 - c. PERC test on 19060 Glacier Rim Dr to be scheduled and will cost \$650
 - d. Purchasing gravel to shore up roads and reduce undermining of roadway.

- e. Will reinitiate discussion regarding levee work
 - f. From Brad's March-19-2025 email: "A random member whose name I don't even know asked me at the pool 2 years ago if we could put in a handicap lift. I said I have no idea. A year ago the costs were about 2k for the hardware and 2k for install based on general internet search (but not for glacier specifically!). Not saying we need to do it, but it'd be a not too bad thing to do in conjunction if and when other work is happening on the deck."
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g. Property Standards

- a. Approved hazardous tree removal by consensus between owner, PSD, and CM
 - a. [16028] - 2 trees
 - b. [18002] - 7 trees
- b. General development Permit updates:
 - a. [18002] - met with owners several times to go over lot development plan
 - b. [14055] - emailed with owners regarding lot development. PERC test done and soil log holes were backfilled.
 - c. [16007] - emailed owner regarding lot development of publicly posted lot with wetlands regarding not meeting min property standards.
 - d. [17045] - emailed owners regarding lot development of publicly posted lot with wetlands regarding likely not meeting min property standards.
- c. Hazardous tree notifications:
 - i. [14062] - passed 90-day clock on March 25 for hazardous tree notification. Alder snapped during April. Emailed owner that we would be taking down trees and they would be required to reimburse plus potential additional costs. Email was not received. I asked Community Manager to send via USPS. I asked Community Manager to schedule Tree guy & gals to take down second dead tree. Tree was further damaged by alder when it snapped and needs to be removed ASAP.
- d. Jolie has several other Haz tree notifications I need to send and will do so this month.
- e. Items of note for the board:
 - a. [12031/32] - reviewed and worked with council to respond to stormwater mitigation plan on 3/13/25 for additional information needed. Reviewed and worked with council to respond to stormwater mitigation plan that plan is approved upon written confirmation from neighbors where drainage work is to be done.
 - b. Sent Firewise program info to Thor and Hannah
 - c. Haz tree taken down by Tree Guy & Gals at [14039] on 3/7/25. Owner reimbursed MBRCC for cost.
 - d. [15022] - minor project planned for May to do landscaping. No additional impervious surfaces. Will address concrete hot tub pad after landscaping project.
 - e. [11069] - minor project to install sauna completed.
 - f. [11047] - replacing roof in kind in the next couple months

h. *** END OF CONSENT AGENDA ***

- i. Secretary's reminder note: Consent Agenda does not get "approved." It's an FYI/items to review in advance. Items get moved off if they need further discussion.

4. New and Continuing Business

- a. Treasury - n/a
- b. Secretary -
 - a. Please DO NOT Approve extended staff leave before checking with ALL board members. Giving Staff two weeks off in the middle of the Security system upgrade has delayed work and required rescheduling rollout.

- b. In addition, board members should stay in their swim lanes. As an example, I would never get involved in working with a member on a build unless the Property Standards Director requested that of me. When we get out of our swim lanes we create confusion for both staff and members.
 - c. President - n/a
 - d. Legal - Need to change Article VI -
 - a. iManage goes live next week
 - b. WACOI costs going forward
 - c. Ratify FinCEN requirement from Article VI
 - d. Old Section:
 - i. Section 1. The business, property and affairs of the Community Club shall be managed by the Board of Directors composed of seven (7) 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. A newly elected Director shall register with FinCEN as required under 31 U.S.C §5336 and provide their FinCEN ID within 20 days after the election or the election results for that Director will be considered void and the position vacated. 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 annually. (as amended June 29, 2024) 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. (as amended June 28, 2022)
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 - f. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the revisions regarding changes to 31 U.S.C §5336 are approved.
 - e. Violations
 - a. [11025] violations regarding multiple trailers on property. He is on site. Brad will circle back with him.
 - f. G&M
 - a. Accessibility for facilities -
 - b. Vote on Lease for staff housing (attached). Ed note: This is a standard Washington State with no changes, sourced from Rocket Lawyer: [Free Lease Agreement: Make, Sign & Download - Rocket Lawyer](#)). UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Lease as drafted is approved.
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- c. Lease Agreeme...
 - d. Spring Dumpster plan (prices below do not include rental of the containers, mileage, and travel for pick up/delivery) - They don't charge us for the size of the dumpster.

The last few years we've gotten a 30-yard dumpster. We recommend getting a 40-yard dumpster for garbage and let people know they can put yard waste in there, too.

- i. Garbage is \$141/ton
 - ii. Yard waste is \$67/ton
 - iii. Spring dumpster and yard dumpster - David 1 / Rheannon 2
 - iv. Cost to members
 - a. Laura - get what we charged last year and if comparable to underlying cost for spring dumpster
 - b. Yard waste - make it gratis.
 - c. Start May 1 and run for one month.
 - v. We need to send a notice to membership
- e. Development of lot 19060 for staff housing, will progress with survey and PERC test this month.
- f. Levee -
- i. Deborah reached out to WDFW (Fish and Wildlife) and asked about conflict between what they are instructing us to do and what County and ACOE is instructing us to do.
 - ii. Decided to get outside attorney to send them a letter.
- g. Property Standards
- a. There are a bunch of reported hazardous trees
 - i. 14062 - multiple trees, some have hung up on other trees
 - ii. 16001 - Owner took care of this.
 - iii. Need to investigate what might be USFS trees hanging over houses from 12036 neighborhood.
5. Other - n/a
 6. Rheannon: Reminder that Director reports need to be done for AGM
 7. Next BOD Meeting: May 16, 2025 @ 19:00
 8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was agreed to enter Exec Session @ 20:12
 9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to end Exec Session and return to Regular session @ 20:30.
 10. No votes on items or resolutions were made during Exec Session.
 11. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Adjournment @ 20:30
 12. ZOOM LINK