

MBR Board Meeting May 2021

Wednesday, June 23, 2021 4:07 PM

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: May 2021 MBER Meeting Commencement @ 7:08
2. "In-Person" Member Questions -
 - a. 14049 Built a fence on Rim property. Board to discuss later during meeting.
3. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Approval of Feb and March 2021 Minutes.
4. Outstanding Member to Board Correspondence: none.
5. AGM Prep
 - a. Process stuff
 - a. Finance stuff -
 - i. Transfer surplus from Op to Reserve fund
 - ii. Road work that wasn't done this year due to lack of caretaker scheduling work.
 - 1) Salary excess due to office position not being filled
 - 2) Cash surplus is \$78K; wants to hold back \$18K; so cash surplus to transfer is \$61K from Operating fund to reserve fund.
 - iii. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Chris proposes
 - 1) Financial statements for AGM
 - 2) \$61K Reserve transfer from op to reserve,
 - b. Draft reserve study and budget for exec session
 - b. Mailing
 - a. Letter from Lisa - All good. Lisa will tweak and Laura will send out when she returns next Saturday.
 - b. 248 AGM packets mailed/snail mailed. Rest were sent electronicly. Mail chimp email about signing up to online platform went out again this morning. Board member email went out this evening.
 - c. What is going into the mailing (from Laura)?
 - 1) Page 1: Announcement about AGM and registration link and election buddy being used
 - 2) Page 2: Lisa's letter
 - 3) Agenda outline
 - 4) Open board position list
 - 5) Bylaw proposal for amendment
 - 6) Operating budget
 - 7) Reserve budget
 - d. Text of Proposed Bylaw changes - old language / new language / streamlining / clarification / correct loopholes that have been exploited. Clean copy / blackline copy.
 - e. President's letter
 - f. Budget and dues proposal (finish details in exec session)
 - g. Other items
 - 1) Entire mailer
 - 2) Bios submitted for nominees
 - 3) 2020 AGM draft minutes - do we need to review before membership approves? No.
 - 4) Ballots for Election Buddy
 - 1) Board director

- 2) 2020 financials
 - 3) Waive audits of 2020 financials
 - 4) Approval of op budget
 - 5) Approval of reserve budget
 - 6) Approval of bylaw changes
 - 7) ** Sheri will do the election buddy ballots - that is, creating them.
 - 8) Creating extended packets on web site for 2021 AGM
 - 9) Do we announce AGM announcement on Nextdoor? No.
- ☎ 5) Do we need to set a date for the post-AGM meeting? Laura will add this to the task list to assign director positions. How long did people have to get their votes in last year? Last year we gave people a week to vote. Perhaps this year shorten this window. Let's give three days (till Tuesday midnight) to vote. And have board meeting following Wednesday (june-30 @ 7PM)
- 6) Need to do dry run for AGM week before. So, let's set for June 18 at 7PM
 - 7) AGM sign in quorum counter - Rheannon will drive this. We need 38 people.
 - 8) Screen sharing for each directors' report. Some director reports prob make sense to have screen shares; some don't. Will decide during the walkthrough.
 - 9) Minutes from 2021 AGM need to be completed by Aug-26th. The statute requires 60 days to complete the minutes and post them (that is, unapproved)
 - 10) Timing people - Lisa will go check to what the time limit is. We should probably limit people to two minutes presentation.
 - 11) Plan for pool and clubhouse - Inslee's opening by June-30th.
 - 1) Has Ken taken the pool class? Rip isn't sure. HE will check.
 - 2) Get Ken to take class by June-15th.
 - 3) Rip says we need to have someone hired so we can communicate to members during AGM (not in AGM packet). Rip wants to know why pool operator needs to take any class.
 - 12) Lisa asks Laura for note on Spring Cleaning dumpster. Can she send an email to us about when to have the dumpster

6. Directors' Updates - critical issues only as we are focusing on AGM prep for this meeting

a. Grounds & Maintenance

- a. 11093 - Old owners cut trees and left them for new owners
- b. 12017 - (Grouse Lane) shared driveway. Have agreement w neighbor to share driveway.
- c. 12027 - dead tree that needs to be removed. Tree is dead. Neighbor hired arborist. 12027 has not removed the tree.
- d. 14015 - tree removal. Replant. Plus neighbor deck on 12027
- e. 14023 - tree removal. Arborist has vanished / not responding. Having to have an arborist make decision is overkill.
- f. 14039 - Chimney Lane. Lot is borderline unbuildable. Owner has dug perc test holes in setback w/o permission.
- g. 14049 -
 - 1) deck building which has been approved w/ variance.
 - 2) He built fence on rim property w/o asking for approval (plus, they already have one variance for the deck).
 - 3) Board needs to discuss and come to a decision. (Perhaps at a later date due to time constraints).
- h. 15016 - wants to cut tree on 15018 (which they own). Not time sensitive / want to cut for future solar install
- i. 18021 - want to install new septic on lot with existing house.
- j. 18024 - remodel garage into living space. Not doing it for a few years.
- k. 19006 - want to rebuild shed. Trailer was removed. Corner lot/ shed would be in setback. No decision.

- l. 22001 - no deposit. Put shed in. Construction debris they have cleared out.
 - m. 22004 - changes / mods to garage.
 - b. G&M suggestions for future changes
 - a. Height restrictions - 3 stories
 - b. 20% or 30% of lot land max utilized
 - c. Setbacks - wants to keep 25' and 5" but limit distance between houses.
 - d. No rocks within 5 feet of the road
 - e. Let's hold off on this stuff until we actually put something on paper.
 - c. Steve - Bylaw changes
 - a. Height restrictions - 25 or 30'? Avg height of two story American house is 28'.
 - b. Long-term tenant use of pool/clubhouse. Rule already exists, but there is some inconsistency around. Steve will fix this.
 - c. Drainage: 20% max build on lot is from Bellingham city rules.
 - d. Setbacks: can't change 25' setbacks (bylaws). Ben proposed a max distance between structures.
 - e. Five foot setbacks: keep it to moving it to eight feet.
 - f. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: max height of three story / 30 foot; 20% ground space occupied by any construction; 8 foot setbacks not along roadways; long-term tenants can use clubhouse and pool.
 - d. Rheannon -
 - a. 16020 - court upheld our fine schedule. No further appeal. Move on.
7. Ben leaves meeting @ 9:15PM.
8. Exec Session @ 9:17
9. Date of Next BOD Meeting - June 18 @ 7PM
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Meeting would adjourn at 10:59PM