

MBR Board Meeting January 2021

Friday, January 22, 2021 11:00 PM

1. Present
 - a. For the Board: Lisa, Sheri, Rip (until around 21:00 when his HD crashed, RIP HD), Rheannon, DSHill, Chris Park
 - b. For Staff: Laura, Tex (joined late)
 - c. For Membership: [11094] Reeve, [13001] Mike Campion, [15028] Steve Weinreich, [11093] Tori Burwell
2. Meeting Commencement
 - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR January 2021 Board meeting would begin @ 19:18.
3. "In-Person" Member Questions
 - a. [13001]
 - a. Told member we can't discuss issues related to his building w/o obtaining permits; reminded him that correspondence should be through attorneys.
 - b. He complained that no one from the Rim had informed him that a tree fell from his property onto an adjoining property.
 - c. It was explained to him that members were responsible for looking after their own property.
 - b. [11094] Member is only attending to listen to the meeting; he has nothing to put forth.
 - c. [11093]
 - a. Asked if we had heard her neighbors borscht about her. We replied no.
 - b. Started telling us that her history with her neighbors; they had apparently all bid for the [11093]; this had generated a lot of animosity because she wouldn't sell property to one of them.
 - i. Neighbors are 11090 and 11094.
 - ii. She has a tree she wants to cut down. Disagreement with neighbors as to whether tree needs to come down. She believes the tree is clearly in danger of falling over (onto 11090). Tree is on property line between 11090 and 11093.
 - iii. I believe her arborist suggested topping the tree to reduce wind sock effect. However, the tree is a hemlock; Hemlocks do not typically respond well to topping.
 - iv. Laura mentions that she believes both parties used the same Arborist (William Sorgen). Someone needs to talk w/ him and get the straight story on this.
 - c. About [11094] retaining wall. She mentioned that relative of [11094] has been sending abusive messages to her.
 - i. Asked her what her issue is with the retaining wall? She says he abused her about her work and sounds like she is returning the favor. She is claiming he dug out the slope foot for the retaining wall and that may cause instability. And also that Andy Wiser believes the wall was done without consideration to structural support/failure.
 - ii. Very old [11094] wood sheds may be on property line; sheds were put in by previous owner.
 - d. Side note: she is claiming the tree's roots are where her septic is going to be. Also, she believes 11090's driveway construction damaged the tree's roots.
 - d. [15028]
 - a. Wants to build shed in setback. He has seen other properties with sheds in what he believes are setbacks.
 - b. Lisa explained that our goal is to apply MBR rules equally. Also, that some shed are on cinder blocks and aren't permanent structures - that is, can be moved.
 - c. He understands why the rules on setbacks exist
 - e. [11038]

- a. Member is concerned with people speeding down Shuksan in front of his place. Has noticed an increase in traffic and speeding, while people walking the hill. He is concerned about liability to the Rim. Should we have speed bumps or stop signs to slow people down?
- 4. Approval of Minutes
 - a. October 2020 Meeting minutes: UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR October 2020 Board Meeting Minutes are approved.
 - b. November 2020 Meeting Minutes: UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR November 2020 Board Meeting Minutes are approved.
 - c. No December 2020 meeting.
- 5. Member to Board Correspondence - none.
- 6. Directors' Updates
 - a. President - nothing new
 - b. Secretary - nothing new
 - c. Treasurer - He has a report to circulate, which he will do after the meeting. As of Dec-31-2020:
 - a. Revenue side is up.
 - i. Construction deposits up. (These are if no damage to Rim.)
 - ii. Renter fee income up.
 - b. Surplus.
 - c. Expenses down - paving, salaries,
 - i. Pool supplies and expenses weren't down as expected, and requires investigation. Issue is pool water needs to be treated despite lack of use.
 - ii. Recycling expenses were 2.5x higher (\$13.5K vs. budget of \$8K last year).
 - 1) Bottles and cans picked up on Tuesday
 - 2) Cardboard picked up on Wednesday
 - 3) Tex to inquire with recycling and report back to what it would take to up service level
 - d. Property Standards - quick run through on new properties and lesser construction requests (mainly sheds).
 - e. Grounds & Maintenance - Rip disappeared due to his HD/computer crashing. Director's update propped to server.
 - f. Member Relations - Sheri.
 - a. Member portal project ongoing. Board members plus TittiR to do testing. Will do a soft launch amongst ourselves, and use this to drive testing.
 - b. Need to remind members that the Rim does not caretake their properties for fallen trees, damage, etc. Owners are responsible for overseeing their property. Some overblown expectations about what the Rim does for members (13001 as an example from today's meeting).
 - c. She would like to pay for some swag for members (MBR patches). General agreement with idea. Sales site will be launched shortly.
 - g. Tex wants to know what do we want to do with all the blowdown that has been collected at the a-frame? Folks who want to chip the stuff may come back in spring. So, hold it all until May.
 - h. Violations -
 - a. [14033]
 - i. Small white dog / large black dog -
 - 1) Continuing problem with dogs walking off leash on roads;
 - 2) Continuing problem with their dog's poop not being picked up. They have pooped on neighbor's yards, on their decks, along the road, on the field.
 - ii. Also, verbal abuse of neighbor incident, when a MBR neighbor who asked 14033's children to walk their dogs on leash - that is, the dogs were off leash on road. Multiple individuals who were walking buy reported that 14033 threatened to kill neighbors. 14033 continued escalation by getting unlisted number for neighbor and continuing the discussion by phone.
 - iii. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT:

Warning letter about walking off leash and poop fine to be sent to 14033. In addition, paper copy will be sent by snail mail. Also add section in the newsletter about walking on leash and cleaning up after dogs; reiterate that these are also County rules, and that they also apply to renters.

- i. Legal & Insurance - No director, currently.
 - j. New banking signature Resolution - Replaces September Resolution due to resignations. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the January 22, 2021 Banking Resolution was passed.
 - k. Next short meeting to clear schedule scheduled for 7PM Wed, Sep-27th. Sheri will post on web site. Most of meeting will be executive session to deal with annual reviews.
7. Continuing Business -
- a. [12018]
 - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: 12018 would not receive permission to build a skate ramp on Grouse Lane.
 - b. Rheannon pinged DSHill to inform him that Peter Hauser never contacted member to give him our decision from November meeting - i.e., MBR did not approve his request to build a skate ramp.
 - c. Kenny reports that the overall party / excessive noise problem with 12018 has subsided. I asked Kenny to let us know if it starts up again, as he shouldn't tolerate Excessive Noise from any neighbors.
 - b. **[PUNT]** ROLLOVER FROM OCT: PSE Cleanup and damage to roads (and signs?). Asphalt damage; shoulder damage; flagging not picked up. Status, Tex?
 - c. **[ITEM CLOSED OUT]** [19036] Member info request fulfilled. No further action.
 - d. **[PUNT]** [15028] NEED REVIEW TO CLOSE ITEM FROM NOVEMBER: Member needed to change listings to appropriate available date and we will then address the fines. If they are in compliance by Nov-26 end-of-day, we will reduce fine by 50%. If not corrected by then, we will leave fine as it stands. Due to date of occupancy permit, first day they can rent is Feb-7-2021
8. New Business
- a. Cleaning up after Peter and Rosie Hauser departure.
 - a. VP position - Need to reach out to Josh to see if he can do it.
 - b. Rheannon is another choice.
 - c. **[PUNT]** Email - forwarding to whom? Status of other aliases.
 - d. **[PUNT]** Web site update.
 - e. **[PUNT]** Telecom plan update.
 - f. **[PUNT]** O365 account update.
9. Date of Next BOD Meeting- Wed, Jan-27 @ 7PM. This will be a one hour meeting, exec session likely.
10. Date of next regularly scheduled board meeting: Feb-19-2021.
11. Exec (Closed) Session
12. Conclusion / Close: UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: the MBR January 2021 meeting was concluded at 22:26. All agreed.

NOTES:

The Banking Resolution is not posted with the minutes as it includes bank and IRA account details.

[PUNT] - indicates item from Agenda has been moved to next meeting do to time constraints.

Abstentions and nays on motioned items are noted when they occur. The lack of abstentions and nay votes reflect motion is totally supported.