

MBR Board Meeting April 2023

Friday, May 19, 2023 10:29 AM

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Friday April 28, 2023

ED NOTE: THERE ARE A NUMBER OF UNCLEAR COMMENTS IN THE MINUTES THAT WERE NOT ABLE TO BE CLARIFIED. THEY ARE NOTED AS SUCH.

Minutes taken by Dawn Chapin, as MBR Secretary (DSHill) was out of town.

FOLLOWING OUR RULES, THE PERIOD FOR MEMBER COMMENTS IS FOR MEMBERS TO PROVIDE COMMENTS TO THE BOARD. THIS IS NOT Q & A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS.

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 efficient with our time.
- Everyone: keep your mic muted unless you have the floor.

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that MBR April 2023 meeting would commence @ 6:34 pm or 18:34

2. Present

- a. Board: Rheannon, Steve, Rob, Brad, Ben, Arnost, Jen, Dawn.
- b. Members: Ken Hanna
- c. Staff: none

3."In-Person" Member Comments (2 min time): Ken Hanna waiting for Ben concerning Variance for driveway. 11093 Alpine Rd.

4. Consent Agenda Items

Rheannon motion to approve: The Consent Agenda Steve 2nd Board Passed.

- a. Financials: 2023 Monthly Financial
- b. March minutes
- C. Violations: Brad advised that he has secured a moderator for the AGM

Laura and Brad have set up an email list for members who rent which will make it much easier to track violations and to send information, updates etc. to members who are renting. Brad discussed with the board about first time offenders and repeat offenders.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that First time violation fine [Ed Note: For what offense?] will be \$40.00.

Violations List:

14013 Fine will drop to \$40.00 at this time.

For the record responses have been sent to the following members or rental company. The balance who has received violations still have a window in which to apply and assuming they do so I will forward to the board but treat under the same rule set as agreed by vote on 4/28.

17023 Appealed and denied due to history of violations of this type

16030, 14001, 16008, 18010 and 14057 Appealed and reduced to \$40.00 per instance.

16036 (4 x \$40.00) Appealed and reduced to \$40.00 per instance.

12039 Appealed and reduced to the \$25.00 per instance that a registration would have triggered.

Treasurer:

Rob has concerns about payment for GM could be higher if needed. Advised dues need to go up to \$1000.00 dollars per year.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to increase the annual MBR dues to \$1,000.00.

Rob advised reserve funds should be \$82,500.00.

BUDGET ITEMS:

Reserved fund Violations increased to 10,000 [Ed Note: this is unclear]. Attorney fees increase to \$15,000.00. Steve advised some fees maybe recovered.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to accept the budget with 75,000.00 for GM and Violations increased to \$10,000.00 [Ed Note: as a budgetary line item?].

Attorney fees increased to 15,000.00. Jen amended for 15,000.00 generator for clubhouse Rheannon 2nd board passed.

Rob asks Jen about pool resurfacing. Jen replied \$200,000.00.

President:

Rheannon advised Ziply unknown no decision yet. [Ed Note: Subsequent to meeting, funding from WPUD was denied for Glacier.

Member wishes to donate a new ping pong table to the clubhouse. Very thankful to the member.

Rheannon advises we need to set a deadline for members and the Rim to get rid of all dead trees on rim property and members need to do the same on their property as well because they are dangerous.

Steve will bring tree information for us to read.

Property Standards:

List of tree approvals not received.

List:

Lot # 11074: member present variance request for retaining wall within the 25ft for driveway

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to allow retaining wall within setback.

Lot #12031/12032 UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that member will have to fix driveway [Ed Note: FIX HOW?] and culd de sac [Ed Note: Fix How?] we have a \$5000.00 deposit on hand if she does not. Ben will touch base with her and let her know what she has to do or be fined.

Lot # 13009: Variance request, member not present need more documentation. TABLED DUE TO NO MEMBER PRESENCE.

Lot # 14005: Reminder to clean up construction materials. Completed

Lot # 13206: Regrade needed 4 ft privacy fence ok by Ben.

Lot # 16021: Storing construction materials on MBR property will advise not to or will be fined.

Lot # 18024: Done

Lot # 21011: Approving a shed. [Ed Note: Who approved? By vote? Shed location on lot, where?]

Lot # 12017: Construction started foundation in no contact from owner. Have contacted owners and advised not to do what they are doing until they do the right thing. [Ed Note: Does this mean the owner started to pour foundation without paperwork or damage deposit?]

Ben advised he will be leaving the board this AGM.

Legal:

Dog poo bags are being left on the ground. They need to be picked up and taken home.

Steve advised he will do something for the next meeting concerning the collection of dog poo bags.

Don't have anything except for Executive Session.

Grounds & Maintenance:

Jen advised the pool heater will be installed soon. Will need an electrician to bring in another line for about \$2,200.00. The pool heater installer will charge \$800.0.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to approve \$2,200.00 for electrician and \$800.00 for the pool installer.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that if

anyone [Ed Note: What contractor? Board member, staff, membership - which? Does this mean if another board member or staff talks to contractor that Jen needs to be advised?] contacts the contractor concerning the clubhouse, please advise Jen as soon as possible so she knows what is happening.

Jen asked Rheannon if the clubhouse was cleaned. Rheannon replied, the upstairs, bathrooms, sauna, floors, walls and ceiling. The fireplace was wiped down as well. The lower floor has to be done and all the items like the chairs, tables and games will have to be cleaned.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to budget \$1,800.00 for 2 days of cleaning to finish the clubhouse.

Rheannon advised the board that she was cleaning the clubhouse (volunteered) and found a plumbing leak in the bathroom sink as well as one of the woman's shower stalls the pipe was not attached to the drain so Rheannon thinking it was a bit of an emergency sent a picture to the contractor and contacted Jen as soon as possible. [Ed Note: Have we paid in full? Who did the walkthrough and missed this?]

Rheannon asked Jen why are there no crash bars on the fire doors. Jen advised they do not fit so they have lever handles which are allowed.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to pay the contractor his final payment on subject of walk through [Ed Note: should this read payment following final walk through and MBE acceptance of work?] with Jen. Dawn 2nd Board passed.

Rheannon would like it noted that this was not carried out with no objections, and she abstained from voting on this because Board members were never given a chance to review it before voting on it, and she feels it's irresponsible for the Board to vote on a multi thousand dollar bill without ever even looking at it.

MBR has a 1- year warranty [Ed Note: warranty for what? What does it cover? Material? Labor? Where is documentation on this?]

Member at large:

Arnost advised the clubhouse has no heat, fire or security alarms. We need to install these items it would also help with the cost of our insurance on the clubhouse.

Gate card reader needed for front door.

Arnost will install all items with volunteers Brad also offered to work with Arnost if anybody wishes to help or volunteer contact Member at large through the board.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to bring one card reader to the front door and leave the card reader at the gate to the pool. Cost: \$1,000.00 to \$1,500.00 includes update to system.

Rheannon asks if the front door will be ready for when the pool opens. Arnost advised if he has the volunteers, he can have it done by the time the pool opens. [Ed note: When is pool opening?]

Arnost proposal for fire and security panel would be \$2,900.00 including fire pool station, 4 exit signs, flashing lights, text wireless sensors, smoke detector, heat detector and module. [Ed Note: any action taken on this?]

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to approve proposal [Ed Note: Which proposal? \$2.9K for fire and security panel?]

Member relations:

Dawn Chaplin advised AGM BARBECUE funds will be needed will check on prices and have an amount

for next meeting. I ask if anyone would loan their barbecue for the event. Brad advise he would. Will check to see if can get some volunteers to help out.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to move into Executive Session at 8:50 P.M.

Back to Regular Session at 9:16 P.M.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to hire Gus for seasonal worker. [Ed Note: Salary? In exec session? If so, Needs to say at salary discussed in exec session.]

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to hire Hannah McDermott for General Manager. [Ed Note: Salary? In exec session? If so, Needs to say at salary discussed in exec session.]

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to adjourn meeting at 9:19 P.M.

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