

MBR Board Meeting February 2021

Wednesday, March 17, 2021 11:33 AM

February 19, 2021

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR February 2021 Board meeting would begin @ 19:11.
2. Present
 - a. MBR board: Lisa, Steve, Sheri, David, Ben, Rip, Chris, Rheannon, Josh; Ex-board: Roy Massie
 - b. MBR Staff: Laura, Tex
 - c. Members: [17012], [17006], [11065], [Eric / Lil], [19052, lot?] (later addition)
3. Other: Ken/Roy/Tex
4. "In-Person" Member Questions / Comments
 - a. [17012]- can't believe meeting started late and believes we are disorganized.
 - b. [11065] - just observing.
 - c. [Eric / Lil] - just observing / no comments
 - d. Ken thinks it would be good to post minutes in the clubhouse once it is reopened
5. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: January 2021 minutes were approved.
6. Outstanding Member to Board Correspondence
 - a. Rheannon - Nick De Cristofaro [non-member] who is considering a purchase of [12028], has questions about setbacks for building and living in a motorhome while building. DSHill takes offline and will contact Nick directly. [Note: Nick passes on property due to restrictions: 1/3 of lot is designated wetlands (no building), setbacks on front are 25'.]
7. Directors' Updates / Reports
 - a. President - written
 - b. Secretary - written
 - c. Treasury - written; outstanding dues as of today: \$21,600 - 33 lots / some partial payments. Big improvement from previous year when we had \$50K outstanding as of Feb-2020.
 - d. G&M
 - a. Recycling has jumped in 2020 and has held steady at the increased rates. \$1,000 in excess during 2020. Likely renting and package delivery.
 - b. Cameras in clubhouse: wireless cameras in recycling area are gone. Entire mounts and wiring harnesses removed. No one claims to have removed them, although Tex asked DSHill for help to get them working. We will have to purchase replacement cameras, install them, and pair them w/ the controller in the computer room. Tall poll camera is still operating.
 - e. Property Standards -
 - a. Four properties with full, new builds
 - b. [18023] - tree cuts done
 - c. [15028] - Requests to place a temporary/moveable shed within the 5 foot boundary; has permission from adjacent neighbor. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: request to place temp/moveable shed is approved.
 - d. We need to document board process to approve requested variances to avoid problematic prop standards requests from not being properly reviewed.
 - e. [11090/93/94] tree / retaining wall issue appears resolved.
 - f. Grounds & Maintenance - redrafting job descriptions; will circulate.
 - g. Member Relations
 - a. Membership Portal Update: UI for property managers has been fixed; Paypal payment interface is close to complete. Once finished, we will need to dogfood / test it.
 - b. Baker Bits was sent out last weekend.

- h. Violations
 - a. [19002] - Motor home / has been parked for a long period of time. Wants permission to keep in on site for a longer period of time. Lisa or Rheannon will go take a picture of it and circulate. Decision to be made by email or subsequent meeting.
 - b. [16020] - They are finally registering guests. However, they are not providing all the vehicle plates for guests; only sending one plate per rental. So, warning or fine? Warning letter from Laura/office.
 - c. [15028] Rheannon believes all is good w/ this. NEED REVIEW TO CLOSE ITEM FROM NOVEMBER: She will check on their listings for first availability. If they are in compliance fine will be removed. If not corrected, we will leave fine as it stands. Due to date of occupancy permit, first day they can rent is Feb-7-2021.
 - i. Legal & Insurance - Steve is talking w/ attorney and will have more at next meeting.
 - j. Josh -
 - a. he mailed out an update.
 - b. Broadband project: call will be rescheduled with Pogo at a later date.
- 8. Continuing Business
 - a. ROLLOVER FROM OCT: PSE Cleanup and damage to roads (and signs?). Asphalt damage; shoulder damage; flagging not picked up. [Note, did not receive an update on this from Tex.]
 - b. Prop Standards
 - a. [13001] Update from BW.
 - b. 11090/93/94 -
 - i. Issues resolved.
 - ii. Tree is approved
 - iii. Retaining wall. We defer to the county, which is not going to take action as not considered a safety issue. Letter to be sent to member about lack of deposit for excavator on-site.
- 9. New Business
 - a. We will update our tree cutting policy to allow people who have taken the USFS/DoAg Hazardous Tree Program to make a call on tree cutting. Idea is to send Ken to Program, so he can make these calls.
 - a. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: we would update our Tree policy docs to allow Hazardous Tree Program trained people to make calls on trees, in addition to Arborists, and send Ken to Program.
- 10. No other comments.
- 11. [EXECUTIVE SESSION]
- 12. Date of Next BOD Meeting: March-19-2021
- 13. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR February 2021 meeting was adjourned at 11:15PM.