

MT. BAKER RIM COMMUNITY CLUB MINUTES

BOARD MEETING OF September 16, 2016

1. Meeting called to order at 8:00 p.m. by *Ed Keller, Treasurer, it being determined that a quorum of the Board was present.*

Directors present:; *Dawn Chaplin, Social Director; Roz Schott, Secretary; Ed Keller, Violations and Treasurer; Peter Berow, Property Standards Director; Mark Ablondi, Legal and Insurance; Roy Graham, Member Relations;*

Directors absent: *Phil Hobman, President; David Hill, Grounds and Maintenance; Ludmilla Vacek, Director-at-Large*

2. **Members' question period (five minutes per member)**

Member 22007 Attended and spoke. Mr. Kennedy paid dog fine and has made amends to comply with bylaws. Member also responded that he has euthanized his dog and stated that the storage area is unsightly because he is in process to clean it up.

3. **Approval of August 19, 2016 Board Meeting Minutes**

ACTION: *Dawn moved to amend the August 19, 2016 minutes to include the verbal and written report from Property Standards; Ed Seconded. Motion passed.*

ACTION: *Dawn moved to approve the July minutes, Ed seconded; the motion passed.*

4. **Correspondence**

The Report is on file with final copy of September minutes in MBR office

- *Discussion regarding rental agreement policy. The request by proposed buyer (Justin Remakius) to rent within a year The special request is denied based on current standard properties.*
- *Discussion of Jeff VanHorn request to repeal fine. **ACTION: Ed moves to accept repeal of fine, Mark Second. Motion passed.***
- *Member 22007 Attended and spoke. Mr. Kennedy paid dog fine and has made amends to comply with bylaws. **Recommendation to let it stand at this time.** We will monitor situation and reply with gratitude to responding to requirement. Member responded that he has euthanized his dog and stated that the storage area is unsightly because he is in process to clean it up.*

The board response is that there has been a correspondence regarding concern from the board since 2014. We now have a written response from the property (9/16) to indicate progress on situation. i.e. skirting, debris and shed progress.

There is consideration of repealing fine because there has been a written response to issue. The member has been responsive so that the deadlines are in process as long as the member continues to make progress toward the compliance issues.

- *Skip Hicks correspondence. Discussion with **No action** at this time. Marc will check to see what help is needed to be in compliance.*

5. **Directors' Reports** *(Directors reports as submitted are on file with the following additions)*

a. President

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b. Secretary

Rachel Vasak may be a good replacement for the Board position during the next two months.

c. Treasurer

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- *11903 Alpine.. Recommendation removal of tress and add it to the cost of the trees. Get a bid to see what the cost would be to remove trees . and add a reasonable service fee for the Rim.*

ACTION: Ed Moved to have a tree removal process of \$1500 bid and charge the lien with the actual cost. Roy seconded. Motion passed.

- *12024 has agreed to male four payments. As long as payments are received before December 31, 2016, there will be no liens.*
- ***Included in budget reports includes gate and pool year end estimates. Allison would recommend replacement of blades and blower of this year's budget. Recommend moving ahead. Vehicle expenses for winter services are recommended to move ahead. Recommended printer expense to go ahead.***

- *Banking change recommendation. Discussion regarding People's bank or continuing with current banking plan. Merchant accounts vary depending on their own fee charts. People's Bank is locally owned and would save us money on credit cards generated from our website. First Federal Bank currently has comparable rates on the reserve and merchant accounts. (Details on in the September Treasurer's report on file with the minutes)*

Action: Ed moved to transfer funds in North Coast C.U. (Main checking, Reserve MMA account, Grounds & Maintenance, Debit and Social account (open a debit card for Social Director) to People's Bank. Roy seconded. Motion passed.

Action: Ed moved to make the signers for People's Checking, Savings and MMA Allison, Mark and Peter. Social debit card account signers will be Dawn and Allison. Signers for Grounds & Maintenance debit card Peter and Allison. Roy seconds, motion passed.

d. Legal and Insurance

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- *Discussion regarding microwave and toaster oven to be place in locked kitchen. **Recommendation to put items in kitchen.***

e. Grounds & Maintenance

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- *New pump will be ordered next week and pool cover will be on next week.*

f. Property Standards

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- *11058 fence approved for dog but still needed trees removed.*
- *14025 trees need to be removed. Conditionally approved with neighbors approval.*
- *14045 will be contacted regarding set back issues. Ongoing issues to be determined.*
- *19048 concern regarding trees that need to be removed due to safety. This issue is mainly an issue the neighbors was reconcile. We have recommended removal.*

g. Violations

The Report is on file with final copy of September minutes in MBR officer

- ***Action: Ed moves to make \$500 donation to Glacier Fire Department for their service in extinguishing our compactor fire. Funds came from fines paid by the Langs for their violations. Roy seconded. Motion passed.** Angela will write letter “In appreciation of services performed” in behalf of MBR.*

h. Member relations

- *The two buyers in August, one we have contacted and we are above the rate of sale since 2008; It shows movement in the Rim.*
- *The Director recommended instigating how to provide assistance for those who need help as a board. Perhaps we would be able to help out those who need clearing or other needs. Further discussion included how we can help assist those in need with a food drive and contribute to the local food bank in Maple Falls. It was recommended to ask individuals if they wish help and not assume that they do. We will give notice to members to give to the Rim and we will transport to local food bank organizations.*

I. Social

- *The Director is planning to present a comprehensive list of events for members to participate through the year.*
- *Discussion regarding MBR to front \$1500 for a New Year’s Eve party. Monies would be given to the Social Director to purchase food for the dinner. **Recommendation: Pool membership immediately to see if they would attend with details of the event using Neighbor Next Door.***

A committee is needed to put together and organize the specific events and costs outside of a board meeting The board does not need to approve events, only financial implications to MBR

6. Unfinished Business

Compactor door issues is still in process.

7. New Business

- *Box drop for Box tops and Soup labels will be provided.*
- *A clarification of rules and regulation of RV coming into the Rim. Discussion regarding the “rule of prior or approval of board that it cannot be here for more than seven days”.*

We can accept the notice of up to seven days per policy. The concern is for those who come each year for several weeks at a time and then leave and return. If they come every weekend it complies with our current standards and is ok.

- *Gate area upgrades - \$12,000 is in the budget for next year. A five year plan of improvement needs to be submitted for the next AGM. A five year capital improvement plan is needed. David will need to develop a five year plan for maintenance of property and gate issues. Recommend opening gate on Friday nights at 5:00 -9 as an experiment. Report back at a later time.*
- *Discussion regarding the concern regarding visibility turning in and out of the Rim. Allison trimmed shrubs as a temporary measure. Consider better lighting on signs. Ed will investigate.*

Meeting adjourned at 10:05

**The Board may convene in closed executive session to consider personnel, legal, liability, or issues dealing with violations.*

Next Board meeting is Friday, October 21, 2016 at 8:00 p.m. in the clubhouse.

Signed: Sally Hewitt, Secretary
MBRCC Board of Directors

Dated:_____