

MBR Board AGM 2022

Saturday, August 27, 2022 2:31 PM

Saturday, June 25, 2022

SECRETARY NOTE: SLIDE DECK CONTAINING THE AGM 2022 RESULTS APPEARS AT END OF THESE MINUTES, BELOW.

1. From 12:30-1:30 AGM 2022 Orientation is held [AGM not yet in session]
2. Quorum requirement met.
3. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR AGM 2022 is called to order at 1:33
4. Titti Ringström [16015] introduces herself and ground rules as event moderator for AGM 2022:
 - a. Participants keep muted until acknowledged to speak;
 - b. Please “raise hand” in Zoom to comment; and
 - c. Members have 2 mins of floor time to raise their comments.
5. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT we would adopt the AGM 2022 order of business.
6. Rheannon introduces the staff and board of directors
 - a. Rheannon Schoepfoester President
 - b. Arnost Fronek Member at Large
 - c. Ben Williamson Property Standards
 - d. Dawn Chaplin Member Relations
 - e. David Hill Secretary
 - f. Rip Robbins Grounds and Maintenance
 - g. Rob Woods Treasurer
 - h. Steve Pand Legal & Insurance
 - i. Laura Meyer joining- Bookkeeper / Office
 - j. Ken Sather Groundskeeper
 - k. Christopher Starks Assistant Groundskeeper
 - l. [Ed Note: Michael Watson, Community Manager, not present]
7. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT the 2021 AGM minutes are approved @ 1:38 [Ed note: 70 people on line at this point]
8. Director Reports: See Director Reports uploaded to SharePoint and MBR public-facing site. Note: one Director Report not submitted and one submitted in proprietary (incorrect) format.
 - a. President, Rheannon Schoepfoester
 - b. Member at Large, Arnost Fronek
 - c. Property Standards, Ben Williamson
 - d. Member Relations, Dawn Chaplin
 - e. Violations, Director resigned
 - f. Grounds & Maintenance, Rip Robbins
 - g. Treasurer, Rob Woods
 - h. Legal & Insurance & VP, Steve Pand
 - i. Secretary, David Hill
9. Ratification of 2023 Operating Budget, Financial Statements & Capital Reserve Funding Plan
 - a. Questions?
 - i. [21002] Would like s to know if someone who put the budget together knows what

the impact of the proposed rules change and impact on future assessments.

- 1) Rob: \$37K in renter registration fees, if cancelled would need to come out of elsewhere. We will likely to keep increasing dues every year going forward. Will discuss by board with input from community
 - ii. [19053; renumbered by Whatcom County to 10347] New owner - wants to thank Rip Robbins and Rob Woods for their contribution. Concern that we have insufficient dues increases; fear that increases not sufficient to maintain hedge against cost increases.
 - 1) Rob - agrees with his concern that dues increase are not sufficient. Once clubhouse work is completed, we will be in a better place to understand what needs to be put aside
 - iii. [11024] - Extends thanks to board for everyone's efforts. Loves the lot "buybacks." Note: Steve corrects that the lots were donated to MBR.
 - 1) Steve tries to talk, but breaks out; connection problem.
 - iv. [15033]
 - 1) Want to extend voting period to one week or five days instead of three days because that is how they did it when he was on the board. [Ed Note: MBR registered the most people voting (189) this year than previously experienced.]
 - 2) Wants Roads budget made higher; thinks it's too low
 - a) Rob mentions that we moved road expenses to capital budget
 - b) Rip adds that we have gone from an annual cycle for repaving to a two- to three-year cycle, which increases what we get for our spend. And also add that with clubhouse project, non-critical stuff was put on hold.
 - c) Wants to know from where the money for sand is coming.
 - v. [21002]
 - 1) Roads and maintenance - do we have plans to do an assessment of roads?
 - a) DSHILL - points out road fees for construction/ need to increase those fees/and that we should inventory which sections of road have been repaved along with dates.
 - vi. [19036] - We are unable to hear him [phone connection problem].
 - vii. [15028] - asked about survey on internet
 - 1) DSHIL let him know that survey appears at the end of ballot
 - viii. [15033] -
 - 1) Wants to know why the work he did with pogo and NW networks hasn't gone forward. Says he gave them DSHILL's contact info [Ed note: DSHILL not contacted by providers].
 - 2) DSHILL: We are working with PUD/Port of Bellingham/Snowwater/Snowline to work together towards this. [Arnost to discuss during his section]
 - ix. [19036]
 - 1) Energy budget seems too low - propane and gasoline
 - a) Rob - Budget was started in Feb (before energy price increases); also propane budget went down because of installation of heat-pump on pool.
 - 2) Speeding on roads - concerned with folks speeding/driving badly.
 - a) Rip: speed bumps - paving companies will not come just to install speed bumps
 - b) [Ed note: No one mentioned that we have installed four way stop signs on one or more intersections.]
- b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT budget would be voted for ratification by membership @ 2:51
- c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS

RESOLVED THAT Financial statements would be voted for ratification by membership
d. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS
RESOLVED THAT Capital reserve plan would be voted for ratification by membership

10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS
RESOLVED THAT Waiver of Annual Audit would be voted for ratification by membership. Also, no
questions from membership when queried.
11. Rip wants to discuss budget again; so does Steve; Steve gets in the fact that the Rim only
increased dues 19 out of the history of the Rim.
 - a. [15033] Wants the board to rescind approval of putting budget on ballot.
 - b. DSHILL points out that not ratifying our budget will (by WA State statute) automatically
force us back on 2021 budget
 - c. [19053; renumbered to 10347] Wants to say that the dues increase is only a \$10K increase
in sources of funds. Wants people to compare their property value changes.
 - d. [18028] Wants to remind people that heat pump replaces propane and closed clubhouse is
why propane usage way down.
 - e. [19007] Asks to separate the dues from the budget.
 - i. DSHILL: Assessments are part of budget, can't separate them. [Ed Note: Budget has to
include both sources and uses of funds.]
12. Nominations of Board of Directors for Open Seat
 - a. Request for nominations for the open seat on the board
 - i. No nominations
 - b. Rheannon mentions that if anyone changes their mind, they can approach the board to be
nominated and board can appoint as an interim director until next AGM
13. New Business:
 - a. Proposed Bylaw changes (3:10)
 - i. Intro by Steve Pand (30 min). Some late additions to amendments. One board moved
amendment and one member moved amendment.
 - 1) Board moved amendment: desire to place time limits on amendments being
added to agenda; also to create a minimum number of signatures required for a
member to motion to change a bylaw - that is, make it so a single member can't
alone make motions to change bylaws.
 - a) Change is to 5% of membership needs to petition to make change and
needs to be received by board 60 days prior to AGM.
 - 2) Member [16020] moved bylaw change would be to eliminate registration
requirements and fees for each rental. Currently we require names of and
license plates of renters. [Ed note: member raising this motion is in the
property rental business.]
 - 3) Steve says statements regarding changes have been included in ballots, along
with new language (changes)
 - ii. [19007] asks if change is to eliminate all registration and/or registration fee.
 - 1) Answer: the change is just to eliminate the registration.
 - iii. [17012] - doesn't think the \$25 registration is sufficient. Met cleaning lady at trash
today with car full of trash; implication being that more than one house's trash was
going into Rim trash; indicates that it was more trash than she tosses in a year;
concerned about security.
 - iv. [12015] - Has been here for 20 years; he wants data that shows how renters increase
garbage. [Ed note: member is in property business.]
 - 1) Dshill / Rob - haven't looked at data recently, but previous board had looked at
it a number of years ago.

- v. [16020] - She feels it's unfair and she feels abused because she has had to pay fines for not following rules.
 - vi. [13005] - Doesn't want any answers, just wants to make a comment. Rentals: we should look at not limiting amenities (i.e., opening up Rim facilities not renters) and add a pool use fee.
 - 1) Is the board rule proposal to require 15-16 people to allow a change. He respects the board experience; he was mayor of Langley in an earlier life. He would be interested in assisting looking at this issue. Maybe form a committee. Thanks the board for their work. "Courageous conversation."
 - vii. [15033] - This issue comes up every year. Would like to see a "distinction." Causation and correlation are different.
 - viii. [19036] - has been here for thirty years. S/t rentals not allowed in bylaws.
 - ix. [12026] rents her place, and believes the online portal and the Rim registration process are great and not difficult to follow. She supports the process.
 - b. [16041] - supports blocking all short-term rentals.
 - c. [16020] -
 - i. She asks if we know how many rentals?
 - 1) Dshill: Survey members will receive tomorrow aims to answer that.
 - d. [19023]- motions to stop this discussion/rathole. [Ed note: following comments made w/o acknowledging this motion.]
 - e. [15033] - thinks the rental registration portal has been great; if process needs to be improved then do so.
 - f. [19007] - she rents and stays here and has friends here. She sees both sides. But doesn't know where the rental fees go? Issue for her is where is the money going.
 - g. Rheannon - reminds that opening up pool is complicated/insurance/usage/capacity
14. Rheannon goes back to Brad Roberts who now wants to be on the board
- a. Brad - intro
 - b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS Brad Roberts [19047] will be added to the ballot.
15. Membership
- a. Rheannon mentions the alleged assault incident involving one staff member and one Rim Member. Adds that we can't talk about it as being investigated.
 - b. [18028] - Wants more information about infrastructure projects. Isn't seeing communications about G&M projects from G&M Director or caretaker.
 - c. [14012] - seconds what 18028 said; there is not sufficient communications from G&M (Director or caretaker) about G&M projects. Supports the rental fees. Would really love to see better communication about "core Community amenities."
 - d. [16020] - wants breakdown on how rental fees are spent. -
 - i. Answer is look at our financials. Money is fungible.
 - e. [14012, #2/spouse] - knows this is comments period; really wants to know what is up with the clubhouse. Why are we not getting progress reports from G&M and why hasn't progress been made on work on clubhouse.
 - f. [15033]
 - i. Pogo/nw internet - why hasn't work he did with these been continued?
 - ii. Voting period is too short. [Ed note: see accompanying slide deck for results.]
 - iii. Need to separate paying and non-paying guests.
 - iv. 5% of membership requirement for bylaw change vote - wants to poll membership before presenting this issue to membership. HE doesn't understand the need for this.
 - v. (Ed note: Items that have already been placed on the ballots cannot be changed immediately prior to voting.)
16. Rheannon - reiterates to talk about stuff with Board
17. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR 2022 AGM

is adjourned at 4:13PM.

AGM 2022 RESULTS



Mount Baker Rim Community Club

2022 Annual General Meeting: Results

Mount Baker Rim Community Club 2022 Annual General Meeting



AGM Voting Trends: 2020 - 2022

	2020	2021	2022
AGM Unique Attendees	n/a	51	73
Eligible Ballots Distributed*	377	362	371
Votes Cast	146	98	189
Percent Voted	39%	27%	51%
Ballots Opened, Not Voted	67**	25	36
Ballots Not Opened or Voted	141	238	139
Reminder Emails Sent	3	0	3
Days of Voting	7	3	3
Days to Receive 80% of Votes	5-6	2	2
Members that Never Vote	53	53	53

** - Includes one spoiled ballot.

* - Delta between total Ballots and sum of Votes Cast; Opened, Not Voted; and Not Opened represents non-delivered ballots.

Mount Baker Rim Community Club 2022 Annual General Meeting



2022 AGM: All Board Proposed Options



2022 AGM: All Board Proposed Options Supported by Membership

	Outcome	Pass Percentage
2021 Minutes	Approved	97%
2021 Financials	Approved	96%
2023 Op Budget/Cap Reserve	Approved	92%
Audit Waiver	Waived	88%
Article VI, § 1	Proposed Change Approved	92%
Article IV, § 4	Proposed Change Approved	91%
Article XIV, § 4	Proposed Change Approved	90%
Article XIII	Proposed Change Approved	70%
Article XIV, § 9 A(2)	Removal of Article Rejected	73%

Mount Baker Rim Community Club 2022 Annual General Meeting



2022 AGM: Broadband Survey Results

- Broadband Customer: 78% said yes to using broadband
 - Makeup: Ziply 86%; Starlink 11%
- Ziply landline: 75% yes; 9% no, but want; 16% no and not interested
- Resident Demographics:
 - 19% F/T;
 - 64% P/T (no rental);
 - 17% S/T rental
- F/T Resident use of broadband (descending order): Entertainment, Communication, Work, Study, Security
- Willing to spend \$100 per month on broadband: 60% yes; 40% no.

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