

# MBR Board Meeting February 2024

Monday, February 19, 2024 12:08 PM

DATE February 16, 2024 @ 19:00

[Link to meeting at end of note.](#) - NOTE: THIS IS A NEW INVITE FOR 2024

**AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.**

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

**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 Do not waste everyone's time.
- **Everyone: keep your mic muted unless you have the floor.**

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR Feb-2024 Meeting Commencement @19:01
2. Present for the board:
  - a. Rheannon, Rob, Steve, Jolie, Brad
  - b. Arnost joined around 19:15
3. Present for membership: Dave Clemens, Jen Haldiman, 14031 (Marrisa Nope) joins late.
4. "In-Person" Member Comments (2 min. time).
5. Consent Agenda Items - No items moved from Consent Agenda.
  - a. Financials:
    - a. [MBR Monthly Financials](#)
    - b. A/R Note from Laura:

I've also attached AR summary as of today so you have more accurate data for brd mtg (total AR goes from about \$80k @ 1/31 to \$55k @ 2/14).  
Approx 47 lots still owing dues as of today. As per our schedule of collections, interest accrues starting 3/1, and notices of intent to lien go out on 4/1. Any still unpaid at 5/1 have liens filed on them.
  - b. Secretary -
    - a. [January 2024 Minutes](#)
    - b. [January 2024 Exec Session Minutes](#)
  - c. President: CM and G&M Manager Job Descriptions edits/changes. Embedded and sent by emails on Feb-11 from Rheannon. - MOVE OFF CONSENAT AGENDA due to changes



- d. Community Manager ...



- e. Grounds  
and Main...
- f.

This is for the consent agenda. This is the new job description for the Community Manager position. I'm hoping to vote on this at the upcoming meeting.

This would go together with the new "other half" of this Manager position. We have labeled that position with another title to keep from confusion. I'll send that one in a separate email.

Everything in:

BLACK = already the Board passed existing JD

RED= wording to be removed (they'll be on the other positions JD

GREEN = wording to be added.

For those of you who missed the last meeting, In short we are looking at making the CM position two separate positions, one that handles the clerical end of things and one that handles the labor end of things. The two managers would work together to complete tasks. Both Steve and Hannah have sat down and worked together with me to split this and have worked out the details.

Laura is also super excited about this as she's really hoping to give a lot of her projects to Hannah as she has been doing them for us just out of the kindness of her heart, but she was really only hired as strictly a part time bookkeeper and has been working more hours (many even volunteer hours) and doing a lot more tasks than she would like to or agreed to.

She has already sent me a couple emails letting me know all the items she'd like to hand over and she's really wanting this as well as both Hannah and Steve.

We can discuss the details in the meeting, but this is what we have come up with for now.

Here is what would be Hannah's new JD.

I'll send over Steve's in another email.

- g. Legal - n/a
- h. Property Standards:
  - i. Violations
    - a. 14031 3<sup>rd</sup> Rental Registration violation \$675
    - b. 14031 1<sup>st</sup> keycard with access to MBR member-only given to short term renter \$100
    - c. 11093 Parking Violation \$50
  - j. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, no changes to Consent Agenda.

\*\*\* END OF CONSENT AGENDA \*\*\*

- 6. New and Continuing Business
  - a. Secretary - n/a

b. Violations - Appeals

- a. 11093 - Parking on Rim property. Verbal warnings to contractors and written warnings to member. They are appealing. Want leniency. Fine is \$50. They want guidance. This is house across from Steve's on Alpine. This house was told that they needed more driveway; they said it'll be no problem. They were given variance for flat parking area at top. They need to park on their lot; get permission from neighbor to park; or park at clubhouse. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, appeal rejected.
- b. 14004 - multiple trees cut. 8 trees \$3750/ They cut 9-12 trees. Never requested tree removal. This is house that wanted to place septic in front setback (denied). Jollie suggests we fine for four clearly problematic cuts / larger trees. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, fine set at Four trees \$1,950 - requires completing replant plan to replant all trees taken down.
- c. 12031 Trespass #2. From Member: "We were asked to remove the dirt from the neighbor's land and my contractor had to get into his land to remove the dirt and shovel it back to our land. He could not manage to move the dirt if he did not enter his land. This is the reason I want to appeal and am not ready to pay the \$500 fine.  
I hope this is sufficient explanation"

She never got permission from Marc Bender for permission to go back on his lot to move dirt. They is still a drainage issue on Marc's lot which she created. Plus, no one asked her to move dirt. Marc/Owner is communicating with the county on this.

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, determined that Fine stays as defined.

- d. 18001 - Welcome and Shuksan - Shrub cut down. Hedges basically. Phil's old house. These were hemlocks acting as a buffer. Owner cut them all down. Looks bad. Were the trees above 9" five feet off ground. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, fine rescinded.
- e. 14031 Member Presentation
  1. N.B. Since she joined late, she was allowed to present her points during new business
  2. Keycards with clubhouse access have been given to rentals
  3. Third violation of not registering rentals until after the rental has happened.
  4. She just joined and says she didn't read rules before renting. Claims she asked repeatedly who returned her keys to office.
  5. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, appeal denied.

a. Treasurer -

- a. A/R Aging Report looks normal. \$55K outstanding; Rob thinks that is in line with historical
- b. Reserve report needs to be finalized.
- c. We should have a separate meeting to discuss garage for plow and truck.

b. President

- a. Distributed CM and G&M manager split job position. Emailed out beforehand. One position being clerical (office); one being labor. Also, Laura wants to offload some of her clerical stuff to Hannah. Propose new JDs.
- b. Someone asked Rheannon for us to have Exercise equipment in clubhouse. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, no exercise equipment in clubhouse.

- c. Hannah - Pool table. Existing one is dead. Felt is ripping. General desire is not to buy something cheap that will break down quickly. Follow-up: ask hannah to do more research. Slate top, perhaps commercial.

c. Legal

- a. Cars blocking plowing and/or MBR roads or using MBR parking spaces more than a short term basis [Move to next meeting. Steve needs to research.] We would need to post a sign.
  - 1. Wheel Boot as a solution is problematic as someone else needs to be on call.
- b. Property Standards language changes below (handle in Prop Standards)
- c. Response to query about dues increase in 2023 AGM. Steve drafted language, but not sure about who sent out response. Someone needs to ask Laura to take language and send it out as a response. Ask Laura to respond to query with Steve's language.  
Steve's Language:

The state of the Rim finances had been discussed at the 2022 and 2023 AGM's. If you missed them, the Washington State Legislature made reserve studies mandatory. The Reserve studies were shared with membership. MBRCC was found to have inadequate reserves for our infrastructure. In the 50 some years the Rim has been in existence, 20 of those years included no raises in dues although inflation still occurred. Maintenance to infrastructure continued to be deferred and the time has come for service to much of it. These maintenance issues are also found in the reserve study. To add to the problem, the Washington State legislature changed exempt salary requirements making some positions at the Rim hourly that were previously salary based. Minimum wages have increased substantially. The Rim has grown significantly and the demand on services, staff and infrastructure have equally increased. Prices on everything have substantially risen and costs to replace and repair have increased.

The vast majority of members ratified the dues increase. While no one wants to increase dues, future reserve studies, the economy and cost increases may impact dues.

- d. Question: Was this sent out? Asking as Steve was on holiday for last meeting, and not sure there was -with member that asked [11096].

d. Property Standards

- a. 16021 - Jolie and Rheannon walked lot. Language change as written below. This fixes problem of people wanting to use setback bordering other property. Also can't put driveways in side setback. Existing language was not super clear on maximum size
  - 1. Request for wording change in driveway width.

Current wording: "Every private lot shall possess one 15-foot access crossing community property for entry from MBRCC streets. "

New Wording: "Every private lot shall possess one **20-foot maximum** access crossing community property for entry from MBRCC streets. A 12" minimum or larger culvert to conduct rain and snow water runoff may be required in the front of the lot. **Side setbacks apply for any proposed access.** The areas of MBRCC affected by this **access and** culvert requirement and the diameter of the culvert will be determined by MBRCC, and communicated to those applying for permission for lot development or construction activity. No culvert or addition to a culvert may extend beyond 50'

without a catch basin installed as approved by MBRCC. Any tree requested by a member to be cut down on MBR-owned property must be approved in writing by the Board of Directors."

2.

3. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, new language is approved.

b. 11050 - want to build a roof over their hot tub; this would be an extension of existing house roof. This might put them over the 20% coverage regarding permeability limit over land. Owner needs to get survey to determine how much land is covered (Impervious zone).

c. 18027 - New house build. Driveway in drawing is different place from where existing driveway is located. Existing driveway will remain as it is. No change to driveway. They have trees to cut.

e. Member at large

a. Access control / camera project update - He is putting together a RFP for clubhouse and gate. Steve would be contact person for MBR to oversee work. But Hannah would do contracts.

1. For garbage area, need to check with Ken to ask if a closed conduit was put in when we installed the compactor.

2. Arnost wants to know who will own the project overall. Rheannon thinks it'll be Steve. Conduit installed at Gate and Clubhouse.

3. Apparently communication lines and power can't be in the same conduit per electrical code.

4. Arnost asks if we need to access control the sauna. Answer is no.

5. Old cameras exist in clubhouse. We should remove those. And increase new system in clubhouse with 16 camera system and move 8 camera position currently in clubhouse to the gate.

6. Also put cameras on garage near gatehouse.

b. Conduit for clubhouse and gate

c. Arnost will pull together RFP and distribute

d. Rheannon will make sure new gate structure vendor communicates with Arnost

f. Member relations - not present

7. Other

8. Next BOD Meeting: March-15-2024

9. Reg meeting into Exec Session at 21:48.

10. Return to Regular Meeting at 22:00

11. Exec Session items for ratification:

a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, salary changes from Exec Session ratified.

b. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, decided to revisit salaries in three months and require time cards.

12. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the meeting was adjourned at Adjourn at 22:05

13.

14. ZOOM LINK

Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.  
david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting 2024

Time: Jan 19, 2024 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 11 occurrence(s)

Jan 19, 2024 07:00 PM

Feb 16, 2024 07:00 PM

Mar 15, 2024 07:00 PM

Apr 19, 2024 07:00 PM

May 17, 2024 07:00 PM

Jun 21, 2024 07:00 PM

Jul 19, 2024 07:00 PM

Aug 16, 2024 07:00 PM

Sep 20, 2024 07:00 PM

Oct 18, 2024 07:00 PM

Nov 15, 2024 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: [https://us06web.zoom.us/meeting/tZAsd--gpzkoH9CnNmjP\\_E-8zOVV537nNRqj/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM\\_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-](https://us06web.zoom.us/join/84106892254?pwd=KSjJBQ2nczstsGLajtl4mck4b4qgB.1)

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSjJBQ2nczstsGLajtl4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

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