

MT BAKER RIM COMMUNITY CLUB
ANNUAL GENERAL MEETING
MEETING MINUTES
JUNE 20, 2020

PRIOR TO MEETING START (12:30-1:30p):

Moderator (and/or Peter H.) conducts 5-minute training sessions on how to the ZOOM meeting will work, renames Attendees, and ensures that the board members are all setup as Panelists.

Moderator explains that this will be a recorded meeting.

Panelists must all sign-in 1h early to ensure that everyone has been setup, and that we are ready for the meeting. Please note this board members and staff.

THE ANNUAL GENERAL MEETING of the community club was called to order at 1:44 p.m. June 20, 2020. Meeting procedures are reported under the agenda items, as below, which agenda was published and distributed prior to meeting.

CALL TO ORDER: Lisa Beliveau, President called the Board meeting to order at 1:44 PM online zoom.

A quorum was present.

ROLL CALL A. Board Members Present:

- ✓ Lisa Beliveau, President
- ✓ Chris Park, Treasurer
- ✓ Julie Brown, Secretary
- ✓ Peter Hauser, Property Standards
- ✓ Rosalind Hauser, Director at Large
- ✓ Angie Griffin, Member Relations
- ✓ Rheannon Schoepfoester, Violations

Directors Absent:

Roy Massey, Grounds & Maintenance

Others Present: (Managers/Employees)

Staff: Laura Meyer, Bookkeeper; Tex Devenport, Caretaker.

I. INTRODUCTION & CALL TO ORDER BY THE PRESIDENT;

All Board members approved of beginning the meeting MSUC1

First time using electronic meeting **ZOOM** for AGM;

Surveys will be sent out to membership for feedback regarding online meeting.

Over 60 attendees (members).

All voting will be done after the meeting has concluded using **Election Buddy**.

Board of Directors introduction, each director introduces themselves.

Lisa introduces the 2020 Mt. Baker Rim Staff; Christy Ables, Office Manager, Laura Meyer, Bookkeeper, Tex Davenport, Caretaker & Ken Sather, Asst. Caretaker.

No hiring of extra staff for the season.

Thanks very much to Angela Urso no longer a full-time staff member stepped in to help prepare for the AGM, Angela is unbelievably valuable and will be missed.

II. APPROVAL OF MINUTES

Lisa Beliveau, President called approve prior **AGM** meeting minutes for **June 2019 AGM**. Peter Houser seconded the motion, **MSUC1**

Members will vote using **Election Buddy** after the AGM to approve the minutes.

Questions about the 2019 minutes; they are available online and plan to have the membership vote as part of the ballot after the meeting. No questions.

III. DIRECTORS' REPORTS PRESENTED

- ✓ President – Lisa Beliveau reviewed written report posted online prior to meeting.
 - ✓ Secretary – Julie Brown verbal presentation.
 - ✓ Treasurer – Chris Park reviewed written report posted online prior to meeting. Noted below.
 - ✓ Property Standards- Peter Hauser reviewed written report posted online prior to meeting.
 - ✓ Grounds & Maintenance -Roy Massey not in attendance at meeting.
 - ✓ Member Relations – Angie Griffin reviewed written report posted online prior to meeting.
 - ✓ Violations - Rheannon Schoepfoester reviewed written report posted online prior to meeting.
 - ✓ Legal & Insurance - Seth had stepped down from this position - Angie Griffin spoke, Angie had reviewed insurance policies and signed off everything was in order.
- All directors gave a verbal report corresponding with their report on file.

IV. FINANCIAL REPORT & OPERATING BUDGET

Angela Urso was the long-time bookkeeper, left that position in 2019 and current bookkeeper is Laura Meyer. During the transition (a 3-month gap) Debbie Witcombe CPA stepped in to bridge the gap until Laura was hired and up to date.

Larson Gross reviews Mt. Baker Rim's Financial Statements on an annual basis as a third party. Possible reserve study needed in 2021.

Cash balances as of 12/31/2019

Cash \$ 314,806
Operating \$ 55,088
Reserves \$ 259,718
Construction deposits \$14,000
Delinquencies \$3,190

Discussion about audit v. review and reserve study. Third party to perform a reserve study. Questions regarding the audit vote, it will be on the ballot. No questions.

Ratification of 2020-21 Operating Budget & 5-Year Reserve Funding Plan

- *presentation on the budget*

Reserve Study

- *presentation on the reserve study*

Explanation of Audit Vote

- *presentation on the budget*

V. MEMBER QUESTIONS & DISCUSSION

Tree Policy:

Explanation of the Tree Policy (PH)

Presentation on the information learned from the state. PH to prepare a small PowerPoint.

After presenting his Directors report, Property Standards- Peter Hauser -Many tree questions & discussion, stories and members questions, Lisa proposes a tree advisory committee.

Tree policy discussion and presentation. Glacier creek is a protected shoreline up to 200 feet of a buffer zone. There is a state statute to refer to. Other items include formalizing how to assess a hazardous tree this had not been done in the past. Members would like to postpone ratifying this vote as he would like to have time to review and understand all of the proposed tree policy.

Discussion regarding “significant tree definition”, the county and state have a definition. Please refer to the proposed tree policy document.

Lisa moved to proceed with the vote on the revised tree policy, any revisions can be reviewed by the tree committee at a later time. Peter Houser seconded, **MSUC1**

Note: Tree discussion was over 2 hr. of time.

Fine Schedule:

Violations Director - Rheannon Schoephoester

Explanation of the new Fine Schedule (RS)

- *presentation on the process by which the fine schedule was created, and on the new fine schedule. RS to prepared a PowerPoint.*

MEMBER QUESTIONS: member questions

1. Is there a leash free area exempt for leashed animals – all pets must be on leashes all the time?
2. Rentals, fines being charged, can the fine be presented right away? Directors are not present all the time and cannot respond right away.
3. Excessive v. intrusive noise, new, this seems very subjective, how is this going to be quantified? Members should chat with each other first and perhaps a warning before fines.
4. Discussion about the tree removal. Fines for not requesting the approval prior to removing / cutting a tree down.

Peter moved to proceed with the vote on the fine schedule, this will be added to the ballot. Lisa seconded, **MSUC1**

VI. NEW BUSINESS

1. Canadian members have asked can there be a heightened check by the caretaker to check the general area that things appear to be normal and not tampered with; anything beyond a passing view would have to be done privately as the Mt. Baker Rim is not a property management business. Mr. D. Russel suggested that everyone help out and keep an eye on your neighbors and do the neighborly thing.
2. Angela Uros – Census bags should be removed as it’s a tell-tale sign no one is home.

3. Canadian Member asked if there are other Canadian members who would be interested in a private caretaker to come and check on homes. Needs to be handled privately not a Mt. Baker Rim issue as there is liability with people's private information being disseminated into the public. Information must be kept private.
4. Married couple on the board...is that allowed? There are different interpretations of our bylaws. There will be a vote and will be investigated making certain that it is in keeping with the bylaws. If it is not concerned to be legal, we would ask her to step down. This matter is on the ballot.
5. All the new construction I am seeing a water pressure issue, is this due to the construction? Contact Glacier Water Dist. and ask them to come out and check.

VII. BOARD NOMINEES RUNNING FOR ELECTION

Names and introductions in attached document. Each nominee presenting themselves.

- Dawn Chaplin
- David Hill
- Sheri Hargus
- George Robbins
- Kathy Cantrell
- Josh Lozman
- Robert Smith
- Roseline Houser
- Rheannon Schoephoester
- Kathy Pankanin

Discussion of how the voting works

Peter Houser presentation Election Buddy.

VII. NEXT MEETING DATE

The next meeting is the scheduled for Aug 21, 2020 via ZOOM online.

IX. ADJOURNMENT

There being no further business the meeting was adjourned at 5:26 PM.

APPROVED:
SECRETARY Julie M. Brown

DATE May 11, 2021