

MBR Board Meeting November 2021

Wednesday, January 19, 2022 2:21 PM

Meeting Date: Friday, November 19, 2021

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR November 2021 Meeting Commencement @ 19:05
 - a. Board: Steve, Dawn, Rheannon, Heather, Rob, Rip, David, Arnost
 - b. Staff: Mike, Laura
 - c. Members: David Johnson (16006), 13004
2. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. 16006 - Requests to not pay fine. Apparently he just had cut brush/fire hazard. Claims trailer, kitchen appliances, LPG cylinders were not on his property.
3. Consent Agenda Approval
 - a. Approval of Minutes: October, 2021, [here](#).
 - b. Property Standards
 - a. Trees next to Glacier Creek Rd -done with Ben's knowledge
 - b. 11099: Managing FSR regulations before getting approval.
 - c. 12017: Site plan does not meet setbacks and non-permeable, given to Mike for additional review. need replant plan as well, follow up from lot clearing fine.
 - d. 13017: Starting building process, existing septic inspected and passed
 - e. 13022: Two trees for removal, waiting for paperwork and flagging
 - f. 14021: hazard tree inspected by arborist and approved for removal
 - g. 15024: Hoping to remove trees on empty lot.
 - h. 16025: Septic permit in hand. Site plan submitted does not meet setbacks
 - i. 17045: working towards rim approval before submitting to the county
 - j. 18005: Final county sign off, requesting deposit return. -done
 - k.
 - c. Legal & Insurance
 - a. Changes to conform to Whatcom County Code:
f. Building Height and Grade Plane. Building Height shall not exceed 3 stories above Grade Plane and shall not exceed 30 feet in height from finished Grade Plane to roof peak. Grade Plane is defined in Whatcom County Code § 20.97.
 - b.
 - d. Violations:
 - a. ~~16007 trash/gas cylinders / trailer / kitchen appliances dumped in woods. Confirmation on cleanup?~~
 - b. ~~handle Myra Rintamaki Lot??~~
 - c. ~~16001 Unfilled perc holes. No response. Looks like holes were filled. Can Mike or Ben confirm?~~
 - e. Financials: [Review Items - Default \(sharepoint.com\)](#)
 - f. 19036 Request for member contact info. Complete? [Laura to confirm]
4. New and Continuing Business
 - a. Secretary - nada
 - b. Treasurer - nada
 - c. President - nada

d. G&M & Mike

a. Rip

- i. Leaf blower is great. Wants to give kudos to staff for improving service, reducing cost, innovating.
- ii. Water problems are member problems.
 - 1) Existing Rim culverts need to be addressed if they are clogged up. Dsh mentioned the flooding of 16006 due to culvert under Shuksan Rim being clogged.
 - 2) We don't have a master plan of Rim culverts. We need to work on a map of these.
- iii. Master keying of locks - doesn't think we need to do everything at once. Rip doesn't want to do clubhouse since doors are out of trueness. What is the hierarchy of the re-keying.

b. Mike -

- i. Ground radar happened. Issue of plumbing and slab jack-up. Municon. R&R (injects PU to prop up slab). Plumbing.
- ii. Municon report is due next week (Nov-22nd).
- iii. Blythe mechanical report will follow. They were thinking about bracketing plumbing to slab once it is jacked up.
- iv. Trees on Glacier Creek Road (Hazardous) - County dealt with the trees, and have been dealt with.
- v. A couple of members have complained about the tow-blower throwing shit on someone's car and on some people.
- vi. Pool (mostly repeat on what we heard last month) -
 - 1) spoke w/ Ed from Aqua Island. Have propane replacement quotes from Ed (\$5K) and another outfit (Blythe Mechanical, \$6.7 installed). Ed is also going to provide a heat pump heater suggestion. Heat pump is likely to be around \$8K, plus perhaps some additional electrical install costs. Talks about tesla or other battery - solar backup system. He doesn't have quotes on this yet.
 - 2) Salt water instead of bromide/chlorine - salt is electrolyzed to chlorine for sanitization. Cost would be \$7K, plus electrical. Right now we spend about \$6500 on chlorine per year on chlorine. Chlorine feeder was messed up, has been recalibrated. Also looking at a chlorine tablet feeder as a backup and also for winter chlorination. It's inexpensive (\$250) to add onto the current or new system.

3)

e. Property Standards

- a. 12017- replant plan, not honoring old setbacks unless proof of submission to county before rule change. Ben asks Heather if they ever paid the fine. In the letter we likely added verbiage that they were required to replant stuff. Rheannon will forward copy of the letter to Ben. Laura confirmed they paid the fine. Their plan doesn't fit our Property Standards requirements, so they will likely need to redraft their plan. = non permeable and setback don't align w/ our rules. Plus their previous infractions.
- b. FSR- Not standard enough in Ben's opinion. We need to define our rules. Floor space ratio. Ben believes we need to define this better as it's not super well defined. He would like it specifically defined. Steve and Mike and Ben will draft a definition for FSR for January 2022 board meeting.

f. Legal & Insurance

- a. Prior to the issuance of a MBR On-Site Sewage System Approval Permit or General Building Permit, a security deposit in the amount of \$3,000 (certified check or money order) will be required from the property owner (not the builder or contractor). This deposit will be held in escrow until the permitted work is completed and all work on the lot has ceased. and any fines paid and any repairs to MBRCC property are repaired.
 - i. Old \$2K per build is way too low given damage that MBR could suffer.
 - ii. Perhaps having one price for everything is too broad.
 - iii. Tiered amounts
 - iv. And some items don't require a deposit, and project could damage Rim property.
 - v. Basically, updating language around the whole work deal needs to be done.

b. *Thoughts have gone to a lower tier deposit for smaller projects, what those would be and how much.*

g. Violations:

- a. 16006 - Brush piles. Cleaned up. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR fine would be waved.
- b. 16001 - Unfilled perc holes. No response to letter. Fine hits Nov-24, which is after his appeal window. Looks like holes were filled. Mike or Ben to confirm.
- c. 16007 - trash/gas cylinders / trailer / kitchen appliances dumped in woods. Mike to confirm on cleanup.
- d. 14028 / 14039 unfilled perc holes. Member attended in July. Both 28 and 39 will get letters warning they have 30 days to address holes.
- e. 15017 Picket - This has been going on since 2004. Member wants us to deal with issues she is having with her neighbor over drainage. It is not a board issue. Steve will send her a response saying we have insufficient info from her on anything (easements, setbacks, pipes), and she needs to resolve with neighbor. She was supposed to show at tonight's meeting.
- f. 12018 Grouse Lane - didn't replant ten foot tall tree. Heather to review plans, which they didn't run by MBR, needs to include plans for tree replanting. We will send him a letters stating he hasn't complied w/ rules to get approval.

h. Member at large -

- a. Still some issues with cameras. Wants to look into Starlink for Clubhouse. Adding to Starlink wait list.
- b. Some discussion of mesh network around MBR.

i. Member relations - nothing

5. Other

6. Date of Next BOD Meeting: Friday, January 21, 2022

7. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, IT WAS RESOLVED THAT MBR November 2021 meeting would adjourn @ 10:39