

MT. BAKER RIM COMMUNITY CLUB MINUTES

BOARD MEETING OF July 15, 2016

1. Meeting called to order at 8:04 by *Phil Hobman, President, it being determined that a quorum of the Board was present.*

Directors present: *Phil Hobman, President; Dawn Chaplin, Treasurer; Ed Keller, Violations and Vice President; David Hill, Grounds and Maintenance; Peter Berow, Property Standards Director; Mark Ablondi, Legal and Insurance;*

Directors absent:, *Roz Schott, Secretary; Roy Graham, Member Relations; Ludmilla Vacek, Director-at-Large*

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

Member Lang #16020 appeal for 3 violation fines issued in May. Member is accepting Illegal burn violation and fine of \$650.00. They dispute disposal of dangerous material leading to smoldering fire in Compactor. They will schedule appointment with Caretaker and Violations director to view the video on August 5th. They also dispute the illegal dumping of mattresses in the dumpster. They stated that the mattress frames returned to their property by the caretaker were "children size" and did not belong to them.

Final decision will be made by the board following the review of video and other evidence on August 5th, 2016.

3. **Approval of May 20, 2016 Board Meeting Minutes**

ACTION: Phil moved to approve the May minutes David seconded; the motion passed.

4. **Correspondence**

May and June 2016 Member to Board Communication report is on file with the final copy of these minutes in the office.

Correspondence: in order of communications report:

#22009 Phillips; compliance achieved, no further action.

#11080 Massie; plans were approved and written notice sent

#14044 Van Horn; Appeal on fine for illegal disposal of fan, Board approved a reduction of fine to \$50.00 because member left the fan outside of the compactor.

#16023 Pocock/Sortini; Appeal on fine for illegal disposal of office chair, Board approved a reduction to \$50.00 because member left the chair outside the compactor.

#13009 Philippots; Complaint on untidy lot #13010; reply to member that owners of property mentioned have been contacted and further request for clean-up will be sent.

#14037 Taylor; request for additional gate card; approved.

#17044 Crowley; reply has been sent, no further action needed.

#14001 Hutchinson; request to use RV and Tents during clean up of property damaged by fire; Approved

#16020 Lang; Member appeared at meeting and further review will be done before a final decision at the Aug, 2016 board meeting.

#16042 Rex; request to use storage container during construction approved for 3 months.

Non member Braman; Inquiry re: possible easement to connect electricity from power lines inside MBRCC. Board response is that we are not able to approve without further information, but we are not rejecting the possibility of accommodation as long as MBRCC service is not affected and no cost is incurred on our part.

#18009 Mercille: (see Violations report); reply was sent with information re: storage of camper shell and covered utility trailer, no further action taken at this time.

#22009 Phillips; Fine for violation of illegal fireworks, Board approved rescinding of the fine as the "Bottle Caps" were determined to not qualify as a firework

#19031 Hall; Request for return of construction deposit; Approved

#14036 Connor; Apology letter for vandalism at pool;

The Board approved the following Action. Motion by Ed, seconded Dawn; motion passed

- Full restitution for all damages including clean up labor (exact amount to be decided by Caretaker) In addition a fine of \$650.00. The member's son, Riley is given the following options on the fine: Pay full amount with no community service, or pay \$325.00 plus provide 10 hours of community service, or pay no fine and provide 20 hours of community service. The service he is to perform will be decided on by the Caretaker and Grounds and Maintenance Director.*
- The Violations Director will provide supervision and verification of service performance.*

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

a. President

b. Secretary

No report at this time

c. Treasurer

The Treasurer written report is on file with the final copy of these minutes in the MBR office.

The Treasurer would like to look into our Gravity Payments for possible better rates. Treasurer will report at the next board meeting.

d. Legal and Insurance

Director will look into our Flood Zone classifications to verify our coverage.

e. Grounds & Maintenance

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

- Discussion of recent pool heater was discussed and a **motion to approve the capitalized expense was made by David, seconded by Phil and Motion passed.***
- Discussion AGM suggestion for purchase of AED Defibrillator for the club house; More information will be collected and the board will revisit this subject at a later date.*
- Discussion of Internet issues and decision to not change our service at this time.*
- Discussion of Fitness Equipment for our clubhouse; Decision was to not pursue this, as the legal and health issues are too great for the small expected benefit of having this equipment. Members are encouraged to exercise out doors in our wonderful environment.*
- Discussion of using KARMART when purchase of new truck is needed, decision was made to check into their service when the time comes to replace.*

f. Property Standards

The Director's written report as submitted is on file in the MBR office with discussion on the following items

- Discussion of Paving work for 2016; Approval of \$12,000.00 budget for the first 4 recommended repair sites.
- Discussion of raising the spending limit for needed repairs will be carried forward to our next meeting.
- Discussion of needed budget items for 2017 will be carried forward to another meeting with the Treasurer taking note of Budget preparation needs.

g. Violations

Ed Keller, Violations Director Report is on file with final copy of May minutes in MBR office.

h. Member relations

No report at this time

6. Unfinished Business

a. Personal Information Contact form

The MBRCC Contact and Office Billing Information Form was approved with the noted corrections and sent back to the office

7. New Business

a. New signer for NCCU and WECU bank accounts

The Board of directors approved the following action for our checking accounts at NCCU and WECU

- *Remove Bob Jameson as a signer on both of the above accounts.*
- *Add Mark Ablondi as the 3rd signer along with existing signers Ed Keller and Roz Schott.*

Motion by David, seconded by Peter; Motion Passed

Meeting adjourned at 10:04 p.m.

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

Next Board meeting is Friday, August 19, 2016 at 8:00 p.m. in the clubhouse.

Signed: Roz Schott, Secretary

MBRCC Board of Directors

Dated: _____