

# MBR Board Meeting November 2023

Thursday, November 30, 2023 10:16 PM

Friday, November 17, 2023 @ 19:00

[Link to meeting at end of note.](#)

FOLLOWING OUR RULES, THE PERIOD FOR MEMBER COMMENTS IS FOR MEMBERS TO PROVIDE COMMENTS TO THE BOARD. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS.

**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, it was resolved that the MBR Board November 2023 meeting would commence @ 19:03
2. Attendees
  - a. Board
    - a. Present for Board: Steve, Rheannon, dshell, Rob, Jolie, Brad R.
    - b. Missing board members: Arnost, Dawn
  - b. Present for membership: Ben Williamson [17007]
3. "In-Person" Member Comments (2 min. time) - nothing
4. Consent Agenda Items
  - a. Financials: [2023 Monthly Financials](#)
  - b. Secretary
    - a. October 2023 minutes (sent previously in email, not all board members bothered to respond): [MBR Board Meeting October 2023](#)
  - c. Legal - also in email from Steve
    - a. POOL RULES
      - i. Pool rules are posted at and around the pool and are incorporated below. [See Legal section for pool rules discussion]
    - b. Fines for pool violations, see Miscellaneous Violations
    - c. Tree policy for Heritage Trees, Super Majority or Simple Majority
    - d. What should the maximum fine be for Heritage Tree?
    - e. Proposal to raise fine for significant tree violations to 250, 500, 750
    - f. Lot Donation 11703 - this must be 11073??
    - g. Clean up of Oliver lot.
    - h. Proposed Clubhouse rules  
**Second Draft - These**
  - d. Property Standards:
    - a. Approved hazardous tree removal by consensus between owner, PSD, and CM
      - i. [17022]

- ii. [19007]
- iii. [17002]
- iv. [15023]
- b. Items of note for the board:
  - i. [14028] - met with owner at lot to discuss development of lot including that only one variance per lot and smaller /less bedroom septic would be needed, as well as challenges with ensuring drain pipe through lot remains draining to Rim culvert under Shuksan Rim  
[ED NOTE: Variance are not guaranteed; we need to be careful; it's simply that not more than one variance may be granted per lot]
  - ii. [19031] - planting trees around house
  - iii. [18008] - verified construction is replacement of roof damaged by tree and there is no change to footprint of house. [Ed Note: If construction equipment - treaded stuff that could damage roads - then construction deposit is required.]
  - iv. [13017] - likely ready for walk down and close out of MBRCC building permit in the next month
  - v. [15016] - emailed twice about fence insufficient for RV. Will try to catch up over thanksgiving weekend. Likely need fence around sides/back with lattice above

a. Violations

- a. Warnings sent:
  - i. 14062 Dumping of Construction waste
  - ii. 14062 Noise
  - iii. 17022 Noise
- b. Violations sent:
  - i. 12031 Trespass \$250

NO ITEMS REMOVED FROM CONSENT AGENDA

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

5. New and Continuing Business

a. Secretary

- a. Voting by email reminder for board members. Issue is not everyone is checking email; since voting by email requires all board members to respond, this not voting leaves us dead in the water.

b. Violations - nothing

c. Treasurer - rates have gotten better, so we could change some CDs to capture better interest rates

d. President

- a. Levee update
  - i. Work that needs to be done. Contractor (recommended by County), ECOE, F&W
  - ii. We have a \$12K submission to do the repairs. If we don't do repairs and levee fails, entire cost to rebuild will be on MBR; if we do repairs and maintain, then we don't get hit with entire cost.
  - iii. Rob - 1 to approve work / Steve 2' - no objections

e. Legal

- a. Tree policy conflict -
  - i. do we want super or simple majority for dealing w/ heritage trees
  - ii. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that approval to take down heritage trees would require a simple

- majority vote
- b. Fine recommendations
  - i. Non Heritage trees cut w/o permission: Step up of \$500/7\$50/max - non heritage trees
  - ii. Heritage trees: Immediate max fine.
- c. Clubhouse rules
  - i. Outline of proposed rules
    - a. CLUBHOUSE RULES FOR MEMBERS AND GUESTS
      - a) The clubhouse is NOT for rent.
      - b) Alcohol
        - i) ~~Option 1: Alcohol may only be consumed at MBRCC sponsored functions~~
        - ii) Option 2: Alcohol may be consumed only in accordance with Washington State Law and may not be provided to others under any circumstance.
      - c) No smoking inside or within 50 ft of the clubhouse.
      - d) MBRCC property shall not be removed from the clubhouse or fenced area. MBRCC property brought into the fenced area must be returned to its stored location.
      - e) Members and guests must be out of the clubhouse at the scheduled closing time.
      - f) Nothing shall be placed or taped on the walls of the clubhouse.
      - g) Clubhouse doors may not be propped open.
      - h) Children under the age of 15 must be accompanied by a member adult.
    - b. Member Initiated Clubhouse Gatherings/Events
      - a) No member parties or gatherings may exceed 25 people.
      - b) Members assume All RESPONSIBILITY and LIABILITY for a gathering they initiate and members are responsible for all acts or damages that occur at their gathering or result therefrom.
      - c) Members must bag and remove all trash resulting from their gathering. Trash that does not fit in the bins must be removed from MBRCC property by the member.
      - d) Members must clean any area used and restore it to the condition it was in prior to their arrival including but not limited to cleaning and takedown of chairs and tables.
      - e) This item to be reviewed and finalized once we understand potential costs of cleanup when kitchen is used by member sponsored event. ~~Use of the kitchen must be arranged prior to the event and a deposit of \$300 paid.~~
      - f) Clubhouse facilities are to be shared by members at all times.

- g) Should the member or his/her/its guests fail to abide by any clubhouse rules, a fine may be levied to the member for each violation.
  - h) In the event that damage occurs or staff time is needed to clean or restore the property, the member will be required to reimburse MBRCC for labor and all costs associated with cleaning or restoring the clubhouse or its contents to the original condition.
- c. Fine Schedule
- a) Violations of clubhouse rules may result in fines up to the maximum amount in addition to actual damages.
- ii. Changes to language from rules above:
- 1) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that we would go with Option 2: Alcohol may be consumed only in accordance with Washington State Law and may not be provided to others under any circumstance.
  - 2) Kitchen: Using the kitchen - We pulled kitchen use from rules and revisit once we understand cleanup costs
  - 3) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to approve the rules, removing kitchen use provision and above language on alcohol consumption following WA State law on ETOH.
- d. [17033] - owner willing to transfer property to MBR
- 1) UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to accept property as long as no liens or debt on it.
- f. G&M - Director bailed, no report or items; Rheannon driving
- a. Hannah via note to Rheannon: (Normal pool hours 9-9) can we open pool later (10AM) and/or close an hour earlier (8PM)
    - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that pool / clubhouse would close one hour early at night Sunday-Thursday @ 8PM
    - ii. Fri-Sat close time stays at 9PM
  - g. Rob asks whether we will advertise for new G&M member. Let's not post anything. Find people through grapevine. If we can find anyone good, then we'll try to get them.
  - h. Property Standards - nada
  - i. Member at large - not present
  - j. Member relations - not present / apparently told Rheannon she wouldn't make meeting
6. Other - nada
7. Date of Next BOD Meeting: January-19-2024@ 19:00 / Steve will be out of country on this
8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that board would enter Executive Session @ 19:47
9. Return from Exec Session to General Meeting @ 20:07
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that the Resolution to fine [22008] in violation of MBR Covenants was approved and we will send out letter to member of this finding and that member would be assessed for the cost of cleanup.
11. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to adjourn the MBR November 2023 meeting @ 20:08

ZOOM LINK

Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting

Time: Aug 18, 2023 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 4 occurrence(s)

Aug 18, 2023 07:00 PM

Sep 15, 2023 07:00 PM

Oct 20, 2023 07:00 PM

Nov 17, 2023 07:00 PM

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

Monthly: <https://us06web.zoom.us/meeting/tZwudeivrjgpG9cXFOgv5ADtJRGUPAbafuvw/ics?icsToken=98tyKuGgrTkrHdSWsxiERpw-A4jod-3ziHZeJfpepDnKBDYGQyfiHNBIB4JeEtnW>

Join Zoom Meeting

<https://us06web.zoom.us/j/88321703313?pwd=VW4reTdXUTJPOGRTOUx5WGJFYXBZQT09>

Meeting ID: 883 2170 3313

Passcode: 934455

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