

**MT. BAKER RIM COMMUNITY CLUB MINUTES  
BOARD MEETING OF April 21, 2017**

Meeting called to order at 8:01 p.m. by Phil Hobman, President, it being determined that a quorum of the Board was present.

**Directors present:** Phil Hobman, President; Ed Keller, Violations Director and Treasurer; Peter Berow, Property Standards Director; Roy Graham, Member Relations; Sally Hewitt, Interim Secretary; David Hill, Grounds and Maintenance.

**Directors absent:** Lida Vacek, Vice President; Dawn Chaplin, Director at Large; Mark Ablondi, Legal and Insurance.

**1. Approval of March 17, 2017 Board Meeting Minutes**

ACTION: Discussion of minutes. Phil Hobman moved to approve the March 17, 2017 Board meeting minutes. Seconded by Ed Keller. **Motion passed.** Minutes approved.

Phil introduced Aaron Ebner, MBR's new caretaker to his first Board meeting. Phil and the Board welcomed Aaron.

Phil introduced Seth Carson, who is running for a Board position. Seth said he and his wife have been remodeling their cabin here in MBR. Their main home is in Bellingham. His family has lived in Glacier for generations. Phil and the Board welcomed Seth.

**2. Correspondence**

*The Member-to-Board Report is on file with final copy of April minutes in MBR office.*

-Kirsty Torres, 14045 Chimney Lane, stopped by the office to apologize for the condition of her construction site. Her builder will help her clean it up.

-Pat and Marsha Macready, 11070 Jagged Lane, sent an email saying they will store their travel trailer on their lot for a couple of days while they unload it.

-Letter from Sharon Danhelka, 17014 Glacier Rim, to her neighbors regarding fallen tree.

-Letter in response from David and Sandra Pendleton, 17040 Iceberg Road, to Sharon Danhelka about the leaning trees.

-Request from Lauren Greenlaw and Mike Takaichi, 18017 Glacier Rim, for one more owner's FOB, as they have given 2 rental FOBs to Mt. Baker Vacation Rentals. They have four FOBs at this time: 2 rental FOBs (no clubhouse access) and 2 owner FOBs. Ed Keller asked about rental cards, which don't have clubhouse access.

ACTION: Ed Keller moved to approve one more owner's FOB, Pete Berow seconded. **Motion passed**

-Cheylane Adams, 12007, wants to donate an air hockey table for the clubhouse. We'll let new caretaker Aaron Ebner and Grounds and Maintenance make the decision. Ed moved we accept the air hockey table if Aaron Ebner thinks it's usable.

-Jesse Hughes, 12006 Welcome, attended the meeting, as she would like to be able to store her snowmobile on her property during the winter season.

Ed Keller discussed changing our Property Standards document to allow for specific seasonal storage of sports utility vehicles (such as snowmobiles), and off-season storage of such vehicles in approved structures. There is an insurance issue for all vehicles on our roads, but we don't need to worry about insurance on vehicles in storage. Phil Hobman said if we're meeting members' needs, and the Board has no dissent, we should go ahead with this change. If a member has a boat longer than 17', that member can request permission to store it. Longer than 17' runs into problems. Roy Graham asked what is the definition of seasonal. April - October for the summer boat season and November - April for the winter snowmobile season. Ed Keller says he thinks this change covers everything. If people have ATVs, they can store them for 7 days. Concerning the concealed firewood issue, we've never enforced it. Ed Keller stated it's not unreasonable to ask people to keep wood hidden. Do we want to leave firewood regulation in? Roy Graham said we should deal with firewood as an unsightly issue. Ed said he will remove the storage of firewood regulation.

ACTION: Ed Keller moved to add the new snowmobile changes to Rules and Regulations. Pete Berow seconded. **Motion passed.**

### **3. Directors' Reports**

*Directors reports as submitted are on file with the April minutes. Additional comments are recorded here:*

#### a. President

Phil Hobman thanked Allison for her excellent work ethic and work done at MBR and said she'll be missed. He said he appreciated the candidates stepping forward to run for the Board.

#### b. Secretary

Sally Hewitt reported we're on schedule for AGM preparations. Five candidates are running for four Board positions: Seth Carson, Dodie Fox, Sally Hewitt, David Hill, and Dennis Larson. She asked each candidate to submit a short bio (100-word maximum) and compiled them in a Word document for Angela, who will put the bios on the flip side of the ballot.

#### c. Treasurer

Ed Keller said we're in good shape financially. Our 2017 dues have been paid by over 90% of members. Unpaid dues are being charged interest each month unpaid. As of April 8, there are 41 members yet to pay and 2 members who have partially paid. Unpaid dues equal \$28,520.00 + interest. This makes our paid dues on March 31 at \$257,155.00. As of April 8, an additional \$1,300.00 in dues have been paid. This is consistent with 2016 collection and the same members as last year are delinquent this year. We'll cover the letter for delinquent dues later in the meeting.

When the new bank signers are made official, we can send the application in. The new signers will have to go in to the bank.

d. Legal and Insurance

Mark Ablondi did not attend the meeting. Allison said Mark was looking into AEDs (defibrillators) and the impact on insurance. David Hill said we looked into this in the past -- the odds of needing this are very low. Ed Keller said Pete Berow brought up the defibrillator issue, so did Pete want to comment. Pete thinks we need one in the pool area because we have no lifeguards on duty. Roy Graham asked where we would store it. Allison said it hangs on the wall. Roy Graham's concern: something of value might be stolen. Ed asked Aaron if he's beyond CPR-level training and Aaron replied he is experienced in EMT work. Ed asked Aaron to look into an AED. Lithium batteries are expensive. Allison said the home-use AEDs are less expensive, but the larger-use AEDs have more expensive, longer lasting batteries. Phil Hobman said he thinks vandalism would not be an issue. David Hill said we should check with our insurance company because insurance companies aren't necessarily in favor of AEDs. At issue is the assumption of people's ability to operate an AED. Roy Graham agrees it's important to check with our insurance company. Allison said she'll look into the security of a wall mount. Phil asked Aaron to come back to the next meeting with pertinent information regarding AEDs.

e. Grounds and Maintenance

David Hill welcomed Aaron Ebner, our new caretaker. Aaron said Allison has helped with information on vendors. Aaron will shadow Allison's emails and work days until April 30. He'll take over as head caretaker on May 1. David Hill asked if Allison had anything of note regarding Grounds and Maintenance: she said the clubhouse furnace isn't running, but we're talking about replacing the furnace. Last year we turned it off May 10. Allison also brought up the washer/dryer issue at the gatehouse: will we provide Aaron with a washer/dryer? Allison and Doug bought the present washer/dryer and will take them when they move. Allison has seen some on Craig's List. Ed Keller said it would be a gatehouse expense. Both are electric. What do we feel is reasonable?  
ACTION: Ed Keller moved we provide \$500 for the washer/dryer. Phil Hobman seconded.  
**Motion passed.**

David Hill said Allison is going to be missed. Allison said it's been the best job of her life and she feels sad to be leaving. Phil reiterated, saying we really appreciate all she's done.

f. Property Standards

Pete Berow mentioned a few members who've been contacted about removing tarps. Allison said MBR's Minimum Property Standards document's wording of the \$2,000 damage deposit is tied into septic or new house construction or the remodel of an existing home. Pete Berow said we might need to change the wording to include heavy equipment. Allison: it's a gray area if someone has a bulldozer pull out one stump. Phil Hobman said if we see damage, we'll need to address it. Roy Graham thinks we don't need more regulations. It was decided to leave the damage deposit as is.

g. Violations

Ed Keller reported: Mark Waterbury isn't responding to fines and letters. Mark's one car is 5' off the street, the other is 10' off the street — he is clearly parking on MBR property. Ed stated this is difficult to enforce. The letters we've sent are not caustic; he has a \$150 fine. We eventually will have to put a lien on his property. Phil Hobman asked at what amount do we say his gate cards will be turned off, when will we place a lien on his property? Ed: 60-day notice of lien, cut off access in 10 days after the 60 days. We'll double the fine and if it's not paid then we'll place a lien. Ed said Aaron should check into the blue tarps and unlicensed vehicle at 15001 with Allison and Ed.

h. Member Relations

Roy Graham said he has nothing new to report. Nineteen properties have sold since the beginning of the year. Last year 31 sold, this year 19 so far. It's nice to see new families with kids. Roy calls new members and lets them know MBR rules.

Aaron asked if people see the rules and regulations before they finalize a purchase? Ed said his new member packet came from the title company. More often, people receive their new member packets from the MBR office after their property purchase.

i. Director-at-Large

Dawn Chaplin did not attend the meeting.

#### 4. Unfinished Business

a. Update MPS off-season requirements (see correspondence)

b. MBR advisory vote: dues increase of \$25

Ed Keller said we just need a consensus on including the advisory vote in the AGM packet.

**ACTION:** Ed Keller moved to approve the advisory vote regarding a dues increase of \$25 going out in the AGM packet, and Roy Graham seconded. **Motion passed.**

c. MBR advisory vote: funds for Social Committee

A discussion ensued about this advisory vote and Ed Keller concluded: we have a very divided Board on this. We loaned the money for the New Year's Eve party and it was paid back. Dawn Chaplin, Social Committee Director, asked for \$200 for Easter and the Board approved the funds for Easter. Dawn wants to know from the membership whether they are willing to spend this money (\$2.50 of each member's annual dues amount) to fund the Social Committee. David Hill asked: what if only 30 people attend the AGM and vote for the \$2.50, will all members be charged for this? Roy Graham said we don't need this advisory vote, because the Board can vote for funds. The Social Committee lays out what we need, and the Board votes to fund or not. Ed asked: do we want to approve this advisory vote to send out to the membership?

**ACTION:** An informal vote was taken with a show of hands. Three (3) members voted against this advisory vote being included in the AGM packet and there was one abstention. The vote against carried.

d. Review of draft 2016 AGM minutes

Phil Hobman asked if there were any major concerns, and there weren't any. We can print the minutes — members will be asked to approve them at the AGM.

e. Approval of Resolution 2017-01: bank account signers:

Ed Keller reported we can't remove Allison's name without adding new signers. Caroline (Dodie) Fox will be the new bank signer. David Hill said we should check with our insurance company if we plan to have signers who are not on the Board. Roy Graham agreed that this was a valid point. We need to call our insurance company and ask if they have an issue with bank signers other than Board members or staff? We'll ask Mark Ablondi to follow-up on this. Ed Keller said Aaron can use the debit card in the meantime.

## 5. New Business

a. Compensation package for Aaron Ebner (to be discussed in a closed executive session)

David Hill asked Aaron if there is anything he hadn't gotten from us he needs? Aaron said no.

b. Letter to 40 members who have not paid dues

Ed mentioned there was a letter sent out last year with about the same number of delinquent dues under the direction of Susanne Savery. A large number of people paid up after the letter went out. Ed wrote a letter this year that Angela also worked on. These 40 people will have generated 200 statements. The letter states they must pay by June 1 — if not they can't vote at the AGM, they will receive a \$350 lien, with 60 days to pay, then 10 additional days before their gate cards are shut off. Phil Hobman said the letter needs to go out soon. Ed Keller suggested we send the letter out earlier next year (if they aren't paid by the end of March). This is just a heads-up the letter is going out.

c. AGM agenda, approval of AGM packet

Ed Keller stated: per our governing documents, we cannot send out an absentee ballot. It can't go out in the AGM packet. We will give members their ballots at the AGM. Phil Hobman mentioned some candidates might withdraw at the AGM. We only need a ballot if there are more members than positions? We need a ballot because there might be nominations from the floor. David Hill suggested we call it the list of nominees. Ed reported Christy in the office is working on a ballot. He is driving to Bellingham on Monday to print the packet.

## 6. Meeting Adjourned: Meeting adjourned at 9:55 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, May 19, 2017 at 8:00 p.m. in the clubhouse.

Signed:

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Dated: \_\_\_\_\_

MBRCC Board of Directors

Print Name and Title: \_\_\_\_\_