

MT. BAKER RIM COMMUNITY CLUB MINUTES

BOARD MEETING OF August 19, 2016

1. Meeting called to order 8:00 at by *Phil Hobman, President, it being determined that a quorum of the Board was present.*

Directors present: *Phil Hobman, President; Dawn Chaplin, Treasurer; Roz Schott, Secretary; Ed Keller, Violations and Vice President; David Hill, Grounds and Maintenance; Peter Berow, Property Standards Director; Roy Graham, Member Relations; Ludmilla Vacek, Director-at-Large*

Directors absent:

Mark Ablondi, Legal and Insurance

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

3. **Approval of July 15, 2016 Board Meeting Minutes**

ACTION: Phil moved to amend the July 15, 2016 minutes to include the verbal and written report from Property Standards; Seconded by Ludmilla. Motion passed.

ACTION: Lita moved to approve the July minutes, Ed seconded; the motion passed.

4. **Correspondence**

Board request for permission to cut marked trees on our lots 19027 and 19028. Members have just done extensive renovations to the building and request to remove these trees for protection of the premises and to allow more sunlight in.

Leslie has requested a total of seven fabs for our use between the two lots. ACTION: Motion to approve by Dawn, seconded by Peter, passed.

Request board assistant to watch her property from vandals. The members are absent a great deal of the time (19057). Concerns about safety and consider their roof a living roof.

Cotton wood trees request to remove. 11101 in process with Pete and Allison will pursue.

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

a. **President**

b. **Secretary**

Secretary will resign effective on or before September 30th, 2016

c. **Treasurer**

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

- *Discussion regarding proceeding to issue liens as appropriate to properties with outstanding fines. A final letter will be sent to all those concerned in September before proceeding with the lien process.*
- *Gravity Payments for possible better rates. The treasurer recommended to table discussion for September 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 in the office with the August minutes.

Discussion as follows:

- Replace the second pool pump at the end of the season.
- Paving was incorrectly highlighted on the written monthly report. It should be noted as follows: if we change it, we will be \$500 over budget. **ACTION: Motion to approve \$17,000 for paving budget which is slightly above (\$500 above) what was in the budget. Ludmilla second. Passed.**
- Personnel change regarding part time worker (Aaron. Allison is looking for a replacement.
- Pool will be opened through Labor Day and continue in September as weather permits. Caretaker discretion on decision to close pool for the season is recommended.

f. Property Standards

The following report was given:

Property Standards Report:

- Arnst Fronck lot 13028 received a County permit to redo and add onto roof over deck. He will be parking a tool utility trailer on the lot during construction.
- Marsha Hamilton lot 17043 will be tearing out and replacing rotten deck with same size footprint – no permits needed. She has been using a small utility trailer as part of the job but will not have it stored on site more than a day at a time as she empties it of lumber and removes it each time.
- Joan Birchwall (Estate of) lot 11093 has several standing dead/dying trees that are a hazard (member to board spreadsheet has letter from neighbor requesting MBR do something about these trees) – does MBR want to send certified letter? Does MBR want to cost-share the removal, or remove at owners expense, or require removal, or??? Draft letter is written and attached to report.
- Mt Baker Tree service removed two standing dead and leaning alders along community road edge near lot 14012 – work done in exchange for MBR staff work. Leaning alder in front of lot 19049 taken down, bill pending (tree was approved for removal by Board last year but just waiting on tree service)
- Steve Hall lot 19031 received full return on damage deposit, house is complete
- Audra Mercille lot 18009 has setback variance request for a screened structure– refer to submitted plans. Two sided fence will be butted up against front property line, which is 16 feet from road. Fence will be cedar and be built into existing trees to blend with surroundings.
- Kristy Torres lot 14045 (new owner) contacted office with request for permit info. Pioneer Homes will be building a 25X32 cabin with loft, permits are submitted to County. Nothing submitted to MBR office yet.
- Jennifer Kirby lot 11057 requested contact info for neighbor so they could agree on tree removal – office supplied info
- Jan Robertson lot 19057 contacted office with reply regarding unsightly lot and raccoon nest. They plan on bringing up traps and starting compliance weekend of August 20th.

Here are the lots that have requested and been approved to have an RV on site for a few days:

11106 Emil Urban 8/13 + 8/14 will have 3 visiting RV's – requested permission (approved) to park on in the office lot so that they keep road edge clear

21009 Anita Hameister RV on site 1 week beginning 8/6

17002 Carol Day RV for weekend of 8/6

17003 Don Ware weekend of 8/12

13006 Rick Reimers small RV for two weekends 8/6 & 8/12 – can he have it here more weekends through the summer? It is their main travel vehicle and they come up with grandkids and family to stay at cabin, then take RV home to Bellingham each Sunday night.

22007 Jim Fox small trailer 8/23-8/26 to load up for trip

Discussion on Property Standards Report:

- *19027 and 19028 request to cut down possibly 8 trees. Pete would like to show him trees in the Rim that have been limbed up as an option.*
- *Request to build a fence with maximum fence height of 7 feet. Discussion followed. Property standards 2.7 states all setbacks apply except when the structure is a fence. Question: does the fence accomplish the objective of creating the fence?*

ACTION: Request denied because it does not comply with Whatcomb County Planning Code (WCC 20.20.210) “Front Yards, up to 4’ in height within front setbacks..

- *Discussion regarding wording in the Property Standards Document. ACTION: Remove “except the fence” in Property Standards document, Moved by Ed, seconded Ludmilla. Motion failed. Will be discussed at future Board meeting.*
- *David will follow up with Caretaker and Steve retroactively made an exception to allow and clarify with MBR office and caretaker regarding rental property 19031.*
- *11058 request a build a 4’ fence to keep a dog in their yard. ACTION: approved.*
- *Discussion: 16047 needs a culvert for drainage purposes under the driveway. No action at this time. Recommend to bring forward to next meeting.*

g. Violations

Ed Keller, Violations Director Report is on file with final copy of August minutes in MBR office. Additional items/discussion:

- *20007 Kennedy. Fined for dogs in shed for barking. They have been given notice and patience for hardship. They should receive notice and follow regular procedures and move forward according to MBR property standards. They need a written letter stating their timetable for compliance for property standards violations since last October within 30 days. Fines would be doubled every 30 days*

h. Member relations

- *Director reports that four new members have been welcomed and contacted since May, 2016 and there are 17 new owners in the Rim from January-June 2016.*

6. Unfinished Business

a. Board decision on the Lang Fine

- *Discussion regarding evidence and amount of fine in lieu of donation amount for volunteer fire department.*

ACTION: Ed Moved to recommend the \$650 fine for illegal dumping be rescinded, leaving a total fine of \$1300. David seconded. Passed.

- *Discussion regarding pool vandalism update.*

7. New Business

a. Board discussion on Clubhouse/Pool access and use in response to June AGM membership concerns.

Discussion of possible solutions to address Member concerns with no action at this time.

b. Enforcement of Vehicle registration and Insurance regulations.

*Discussion on how to enforce registration and insurance regulation.
An information letter was sent to the member with member response indicating they felt the
Violations Director was harassing him by sending the letter. After further discussion, it was
agreed to continue with enforcement of the written violation not in compliance with storage of
vehicles and include a \$50 fine. The member will be given notice of 30 days to show proof of
insurance and licensing and will continue to be fined every 30 days in succession.*

Meeting adjourned at _10:00._

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

Next Board meeting is Friday, September 16, 2016 at 8:00 p.m. in the clubhouse.

Dated: _____

Signed: MBRCC Secretary