

**MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF May 18, 2018**

Meeting called to order at 7:03 p.m. by Pete Berow, President, it being determined that a quorum of the Board was present.

Directors present: Pete Berow, President; Sally Hewitt, Secretary; Ed Keller, Treasurer; Dawn Chaplin, Member Relations; Mark Ablondi, Property Standards; Michael Betker, Grounds and Maintenance; Seth Carson, Legal and Insurance; Dodie Fox, Violations.

Directors absent: Lida Vacek, Vice President and Director at Large.

- Dennis Larson resignation, appointment of Michael Betker, interim Grounds and Maintenance Director. Originally from Canada, Michael immigrated to the Midwest for four years, returning to the Pacific Northwest in 1998. He purchased his vacation home in MBR in 2012 with the hopes of using it at least once or twice a month. Having fallen in love with the area and community, he has spent almost every weekend at MBR, as well as for several weeklong staycations. He has experience on a previous HOA board where he was very aware of all of the facility issues going on and worked with a management company to resolve issues. Having done numerous home and work renovations and working with facility companies, would be a good fit for grounds and maintenance.

ACTION: Ed Keller moved to appoint Mike Betker as the new Grounds and Maintenance director. Mark Ablondi seconded. Unanimous vote. **Motion passed.**

Member comment period (five minutes per member):

- 15033 Welcome Road, prospective buyers Peter and Rosalind Hauser presented a variance request for a building proposal (reduced setback, as the current septic tank restricts placement of future buildings); they bought a survey and site plan to the meeting. They would like to move their cabin to the back of the property for these reasons: SE-facing aspect for solar panels, to keep the privacy screen of trees, and to maintain driveway access. They would take alders out and plant native species. They need a variance on the Welcome Road side. Ed Keller: the only issue is we can't give a variance before the purchase of property. Dodie Fox: can we give a commitment to variance? A show of hands: unanimous support on giving Peter and Rosalind Hauser a commitment on a variance pending Whatcom County permits.

- Introduction of nominees: Dodie Fox spoke for Lisa Beliveau, who was unable to attend. Ms. Beliveau lives here 6 days a week, is a communications expert from Seattle with a Master's Degree in English. She would find solutions to rental and other issues, would like to come up with a form of communication for all members. Mark Ablondi said nominee Mark Svetcos has lived here full time and also part time. Mark Ablondi: Chris Park said he's interested in being Treasurer. Sally Hewitt mentioned Krister Fast is interested in the Treasurer or Grounds and

Maintenance positions. Dodie Fox announced she will not be stepping down, but will continue on as Violations Director. Ed Keller said he has been asked to run again and Sally Hewitt has also been asked to run again. Ed: we'll post the nominee bios on the website. The ballot will be handed out at the AGM. We now have 8 nominees for 5 openings. A big thanks to Mark, Dawn, Ed, and Dodie for their work on recruiting nominees.

1. Approval of April 20, 2018 Board Meeting Minutes

ACTION: Discussion of minutes. Ed Keller moved to approve the April 20, 2018, Board meeting minutes. Seconded by Dawn Chaplin. Unanimous vote. **Motion passed.** Minutes approved.

2. Correspondence

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

- 21006 owners emailed concerns about the removal of committees and asked if they can mail in their vote. Dodie Fox said they called her and will be emailing their proxy to her.

- 13007 owner appealing \$1,000 fine for renting without submitting forms, claims only family has stayed at cabin and family members posted reviews on Airbnb and VRBO. Dodie Fox recommends the fine stay. There were 12 postings and we fined her for 8. It would have been a lot more money if we'd charged per incident.

ACTION: Dodie Fox moved that we keep the fine for 13007 at \$1,000. Dawn Chaplin seconded. Unanimous vote. **Motion passed.**

- 11022 would like to bring up concerns about herbicide use and dog feces at the AGM. Our caretakers don't use chemical herbicides in MBR. We can ask for voluntary compliance on herbicides/Roundup and will publish an article about herbicides/Roundup in Baker Bits.

3. Directors' Reports

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

a. President

No report.

b. Secretary

We're pretty much on schedule now with the AGM preparations. Baker Bits is out and we're just waiting on nominees and their bios, which we'll post online. Thanks to Ed, Angela, and Christy for lots of hard work getting the packet out to members and to Christy for posting the packet online.

c. Treasurer

Ed Keller reported: Revenue is still trending above 2017 levels and there was just over \$12,000.00 in unpaid dues and fees outstanding on April 30th. By May 5th that amount had

dropped to just under \$9,000.00 and today is under \$2,700. Final-notice letter before placing a lien got responses and payments from all but one member. Only one lien was filed this year.

Expenses are currently in line with our overall budget with minor variations caused by seasonal requirements. Overall spending is at 30.6% of our annual budget after 33.3% of the year completed.

The defibrillator was purchased at a cost of \$1,426.79 and expensed ½ to pool and ½ to clubhouse. It does not reach the threshold for capitalization.

I am recommending a seasonal reduction in Office Hours Open for Members:

Thursdays 10 a.m. to 5 p.m.

Fridays 10 a.m. to 6 p.m.

Saturdays 9 a.m. to 5 p.m.

With 2 staff members in the office, separate lunch hours would keep the office open without a lunch closure giving the same amount of time for service. Work hours would be reduced to 7 hours on Thursday. Friday and Saturday would remain as 8-hour work days. I believe this will provide adequate hours of operation for the late spring to fall season.

d. Legal and Insurance

No report.

e. Grounds and Maintenance

No report.

f. Property Standards

No report.

g. Violations

Dodie Fox reported:

02/01/2018 Lot 18019: 3 renters parked on road — Warning letter sent

02/11/18 Lot 14001: Storage of utility trailer — Fined \$100

02/12/18 Lot 22008: Renters parking on street — 30-day compliance request sent

02/12/18 Lot 22008: Unlicensed vehicle and boat parked on property — 30-day compliance request sent

02/25/18 Lot 11061: Renters parking on road during snow — Warning letter sent

02/25/18 Lot 16039: Renters parking on road during snow — Warning letter sent

03/16/18 Lot 15028: Renting cabin on Airbnb, failure to submit required paperwork — \$200 fine assessed

03/16/18 Lot 18029: Renting on VRBO, second fined offense — \$800 fine

03/16/18 Lot 18028: Fined for renting without rental gate keys, second fined offense — Fined \$400

04/10/18 Lot 12028: Clearing without permit — Fined \$675

05/08/18 Lot 14062: Unpaid dues after 5/01/18 — Fined \$350

05/10/18 Lot 13007: Renting without submitting required forms or fees, multiple offenses — Fined \$1,000

05/11/18 Lot 13004: Renting before owning a year — Fined \$250

h. Member Relations

No report.

i. Director-at-Large

No report.

4. Unfinished Business

a. Nominees — Ed Keller: we already covered this.

b. Round table rental discussion — Dodie will set meetings for Saturday, July 21, and August 11, 10 a.m. to 11 a.m.

c. AGM updates: need timer for AGM during member comment segment — Sally Hewitt. Ed Keller said Phil Hobman volunteered to be the timer. Ed Keller: eligibility to vote, WA State law reads any person can vote for a member. Our bylaws make one reference to voting at the AGM: a member whose dues are paid and are otherwise in good standing, can cast one vote per membership. Ed researched good standing: mainly if dues are owed. If rental fees haven't been paid, that member is still in good standing. Members who owe dues, but are making payments, are in good standing. If a member owes dues, but hasn't responded, are they in good standing? No. One member has paid dues, but owes a \$600 fine. The one member who has not paid dues cannot vote. Ed passed out sample ballot and sample tabulation sheet. The other votes will be done by paper plate.

d. Gate key project update — Dodie Fox said we have approximately 390 lots with gate cards, 38% of these members have complied with our gate card request. Dodie will stand behind registration table with list of people who haven't complied. She will spend time at the pool, with a sign-in sheet that includes name, lot number, how many guests, etc. Immediate family is considered an owner. Guests have to be with members. Do we want to use the business/legal definition of family: nieces and nephews aren't included in immediate family? Dodie needs to know definition of immediate family — she asked Seth to look up the legal definition of immediate

family. We're looking for vacation renters with owner gate cards. Dodie thinks renters' cards should be a different color. She will contact the members who haven't complied with our gate card request. She'll bring this up at the AGM.

5. New Business

a. Flat, annual fee option for vacation rentals, between \$500-\$600 — Seth Carson said the thought behind this is an option, due when dues are due. This solves the issue of processing time for staff. Ed Keller stated it would save staff time, but we still need rental forms. Dodie Fox said she'll bring it up at the rental meetings.

b. Revised summer office hours — Ed Keller: we can reduce the office hours slightly, 9 to 5 instead of 9 to 6. We won't be closing the office for lunch. It reduces the office open hours and we don't need staff there until 7 p.m. during the summer. This doesn't change staff hours. Michael Betker suggested we keep the late hour, but start an hour later in the morning. The Board agreed upon: 10-6 Thursday, Friday, and Saturday.

c. Board meeting to vote on Board positions — the Board decided to hold the meeting directly after the AGM on June 9.

6. Meeting Adjourned: Meeting adjourned at 9:20 p.m. Dodie Fox moved to adjourn. Mark Ablondi seconded.

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

Next Board meeting is Friday, July 20, 2018, at 7:00 p.m. in the clubhouse.

Signed:

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____