

# MBR Board Meeting January 2023

Wednesday, February 15, 2023 1:07 PM

Friday, January 20, 2023

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 IN WRITING.**

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 efficient with our time.

1. Present
  - a. Board: Arnost, Rheannon, Ben, Brad, Dawn, Rob, David
  - b. Staff: Laura
  - c. Members: none
2. Missing, Board: Steve, Jenn
3. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that MBR January 2023 meeting would commence @ 7:04.
4. "In-Person" Member Comments (2 min. time): none, no members present.
5. Consent Agenda Items
  - a. Financials: [Review Items - Default \(sharepoint.com\)](#)
  - b. November minutes, [here](#): need input from a number of board members - highlighted in yellow
  - c. Legal issues
    1. 14062 - had not paid dues since 2019
    2. 16020 - continues to not follow MBR regs on rental registration
  - d. Violations
    1. 18010 dog off leash warning letter sent 1/7/23 no follow-up needed
    2. 12040 noise warning letter sent 12/3/22 no follow-up needed
    3. 17044 snowmobile warning letter sent with guidance that they need to resolve issue before exiting snowmobile season ends or fine will be incurred.
    4. 12005 snowmobile warning letter sent with guidance to resolve before exiting snowmobile season or fine will be incurred.
    5. Email to be sent to members and managers that register guests as TBD; letter will be based on their failure to properly register rentals. Office and Jen still manually extracting list of violators from system. Therefore, letters not yet sent.
  - e. G&M  
Status of the Clubhouse remodel 01/07/2023

## **A. STATUS**

To date, the following has been completed:

1. **DEMO** All demo is complete.
2. **WATERLINE** The waterline was lowered by 3 feet so that it is now to code. It had been a mere 3 inches under the surface, just under the concrete. It is no longer at

risk for freezing at it was in the prior location.

- a. for further context, the water line from the street comes down through the hillside. Before reaching the clubhouse, the line had been routed closer to the surface and then into the clubhouse. Routing it up and closer to the surface before it came into the clubhouse was not to code and created a substantial freezing risk. The line now runs from the street as it was but remains at the proper depth until it subterraneously enters the clubhouse. It is now brought up to the surface after is it in/under the building which is code and significantly reduces the chance of freezing.
3. **DRAIN LINES** All plumbing drain lines [includes sewage] have been rerouted to a new main drain line that runs out of the clubhouse from the plumbing closet holding the pipe chase(s) located between the two bathrooms. A pipe chase is a wall where the plumbing is located.
    - a. The new drain line has 3 exterior cleanouts where in the past we had none.
    - b. The drain line is housed within pea gravel to avoid further compaction.
    - c. There are no more bellies to cause back up in the line.
  4. **SUPPLY LINES** All plumbing supply lines in the plumbing closet have been upgraded to PEX to avoid the risk of freezing and bursting.
  5. **STAIRCASE** The main staircase down from the front parking lot facing door to the fireplace room has been rebuilt. Prior to date it has missing large sections due to removal for the piling placement. See attached picture
  6. **STORAGE CLOSET** The secondary staircase from the hallway down to the main large open room on the first floor has been removed and converted to a storage closet for the first floor. The storage closet will be used to hold the banquet tables and chairs that otherwise sit out stacked in the corner of the large open first floor room. see attached picture
    - a. subfloor was put in over the top of the stairwell and the space on the second floor will become part of the now wider hallway outside of the bathrooms.
  7. **SAUNA** The sauna slatted floor has been removed in both the exterior and interior sauna rooms to determine the type and condition of the subfloor.
    - a. This removal revealed the old hot tub which was still intact and hollow as a hole in the ground.
    - b. The joists supporting the sauna cedar floor over the hot tub hollow had rotted away, some disintegrating, which means the cedar floor and heater were ready to fall through into the hot tub hollow at any time.
    - c. The hot tub hollow has now been filled in with 20,000 lbs of compacted gravel and is ready for concrete.

**B. UP NEXT** This next week will see the first pouring of concrete and flooring installation.

**C. FYIs:**

1. **COLOR/DESIGN COMMITTEE**

- a. The committee has been busy considering the following to date:
  - i. tile color and design for the women's shower area (men's did not need with no drain demo needed) [COMPLETED]
  - ii. floor color for the main interior clubhouse stairs and upper library/tv nook for kids [COMPLETED]
  - iii. duragrip color, a nonskidd epoxy that will be on all concrete surfaces - the hallway, entryways, sauna and bathroom floors in areas without tile. [COMPLETED]
  - iv. bathroom partition color [PENDING]
  - v. bathroom vanity color [PENDING]
- b. Still to come for the committee:
  - i. bathroom wall color
  - ii. bathroom door and doorframe color or finish refresh
  - iii. bathroom light fixture upgrades
  - iv. change to the hallway rough cedar wall that has been splattered with piling project concrete

1. **INTERESTING FINDS** in the clubhouse

- a. nearly all walls are constructed of mesh layers and concrete rendering changes and upgrades more challenging and time consuming because of the material used, see attached picture.
  - b. A perimeter drain has been located than runs through the sidewalk leading from the parking lot to the clubhouse and down around the clubhouse to the bottom of the slope that leads down towards the pickleball area, see attached picture. We will direct the to be installed downspot into this drain
- f. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that Consent Agenda would be accepted with no items moved off for discussion.

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

6. New and Continuing Business

- a. Secretary - N/A
- b. Violations
  - 1. 19038 Burning during burn ban. Weed torch, burning groundcover. Appeal received in writing. Wants to cut in half. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that the fine would be reduced to one-half original amount.
  - 2. 18005 - Member construction outside of rules. Rolling fine in place that is to continue until violation is rectified. Brad checking on date of commencement of fine. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that:
    - i. Drop initial \$300 fine if member appeals and
    - ii. Enforce subsequent fine until member is in compliance he was in compliance.
  - 3. Update re management co search. Brad reached out to seven management firms. Only got one proposal... \$5500 per month. Non-starter.
  - 4. Portal update follow-up (if not resolved by email this week). Brad will reach out to Brady on changes and will email board with these changes. We'll get a work order from Brady and a quote. This is for changes to member and guest registration and rental portal stuff.
  - 5. Additional info on members logging rental guests as "TBD" members. Have not sent yet as

still manually extracting the data. Out of 241 records, 13% of records or 31 properties had TBDs for registration. If this has happened in past 90 days, we will issue a warning letter about it.

c. Treasurer

- a. Financials look good.
- b. Reserve Study update. He needs to look more closely at this. Also would appreciate others look at it.



c.

FW\_  
\_EXTERN...

- d. Accountancy - replacement for Larson Gross. Rob found someone out of Everett. \$7L for audit reviews and \$850 for tax work. McGoorty & Eisenman in Everett, WA.  
<https://mecpas.com>

d. President

- a. AGM date set to Sat, June-24th proposed
  - i. Arnost suggests hybrid meeting.
  - ii. Ben can't make it, but might be able to dial in for some of it. Ben is the only one who has conflict on 24th.
  - iii. AGM will be in 24th.
- b. Someone wants to drill a private well for watering plants. Neither Glacier Water or health department allows. Rheannon checked, and not allowed. 150 yard from water main.
- c. Board passed requirement to require registering all vendors at Nov-2022 meeting. Lots of emails back-and-forth... Rheannon will post something on announcements page for membership.
- d. Member asked about using clubhouse for exercise equipment. Not going to happen for liability and cost issues.

e. Legal - not present

f. G&M

- a. While Pool has a heat pump heater, it does not have an aux propane heater installed. It needs one in order to have early season startup at temps membership desire.
  - i. Previous G&M board member and Caretaker specifically stated we no longer needed a propane aux heat w/ the new heat pump. That was not correct. Aqua Island, Ed Penfield, our Spa consultant, informed them that we did in fact need aux heat, but they failed to inform the board of this.
  - ii. Jenn outlines request to purchase heating unit, so we can have pool running in the spring. There is a unit in Washington State, which would min delivery charges.
  - iii. \$7,800 for install. We haven't paid full bill.
  - iv. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that we would accept the proposal for \$7,800 to purchase and install a propane Aux heat unit for the pool.
- b. Pool Deck - Jen is asking where idea that we needed to redo pool deck. She wants to understand where the idea came from for this.... She thinks it was a tripping hazard issue raised by health department. Existing cedar joints (between concrete slabs) serve as expansion joints between concrete slabs. Thinking is that the deck is probably okay with some edge repair/leveling and new cedar. (ED NOTE: This idea that deck had to be completely replaced may be another instance of Previous G&M Director/previous Caretaker misdirection and misinformation. Jen will have more info for next meeting.

- c. Clubhouse should be open to public in May-2023. Also need to decide on how to get clubhouse cleaned.
  - d. Jen wants to either do a Q&A to tell members what work has been done at clubhouse or send out an email blast on work done. Good idea.
- g. Property Standards - not much. No planned builds. Tree removal is what he has been focused on. Laura is helping track this stuff.
- a. Some projects have placed their porta-potties on MBR roads.. Ben will follow up with members to tighten this up and remind people that job site material and equipment needs to be on lots and nothing should be on roads/shoulders.
  - b. 12031 - started work on Jan-19. Put more gravel beyond 15 foot access road. So, this is a problem. Ben and Jen to synch on this.
- h. Member at large
- a. He'll work on public internet hot spot by gate. Rheannon asks if this will negatively impact Office or Ken's access/bandwidth.
  - b. Phone VOIP - would save us \$50 per phone line. 20 mins redundant discussion about copper lines and phones. Also no utility taxes on internet lines.
  - c. Arnost will write up and email proposal/plan to everyone.
- i. Member relations - nada
7. Other - nada
8. Date of Next BOD Meeting: Feb-17th
9. Exec Session
- a. Back to regular session at 20:26
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that MBR January 2023 meeting would adjourn @ 20:27.
11. ZOOM LINK

Hi All,

Please find below the Zoom link to the regular monthly board meetings for January through May 2023. The meetings are assumed to be on the third Friday of every month, but if a meeting date is changed, this will be posted to the MBR website homepage [www.mtbakerrim.com](http://www.mtbakerrim.com), so please check there for updates on meeting dates/times.

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

Topic: MBRCC Monthly Board Meeting

Time: Jan 20, 2023 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, until May 19, 2023, 5 occurrence(s)

Jan 20, 2023 07:00 PM

Feb 17, 2023 07:00 PM

Mar 17, 2023 07:00 PM

Apr 21, 2023 07:00 PM

May 19, 2023 07:00 PM

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

Monthly: [https://us06web.zoom.us/meeting/tZlqc-ysrD4rG9NdL8iCA2l9mqq\\_EiniTsnN/ics?icsToken=98tyKuGuqT8vHtaQsRiARpwAB4-gZ-jzpiVcjfpzmDO9CgNyMA-vO\\_NTDZd2HtHk](https://us06web.zoom.us/meeting/tZlqc-ysrD4rG9NdL8iCA2l9mqq_EiniTsnN/ics?icsToken=98tyKuGuqT8vHtaQsRiARpwAB4-gZ-jzpiVcjfpzmDO9CgNyMA-vO_NTDZd2HtHk)

Join Zoom Meeting

<https://us06web.zoom.us/j/86745425117?pwd=c08rOWZ6c1hyMjV4ZFY3NTczZ3ZFU09>

Meeting ID: 867 4542 5117

Passcode: 509965

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