

# MBR Board Meeting July 2023

Thursday, August 17, 2023 1:08 PM

Friday, July 21, 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 July-2023 MBR Board meeting would begin @ 19:00
2. People
  - a. Present: Brad, Rheannon, Rob, dshell, Jolie, Steve
  - b. Not present: Dawn, Arnost (had notified that he was unable to attend), Brad M
  - c. No members
3. "In-Person" Member Comments (2 min. time).
4. Consent Agenda Items
  - a. Financials: [2023 Monthly Financials](#)
  - b. Minutes
    - a. April 2023 minutes, [here](#).
    - b. May 2023 minutes, [here](#).
    - c. Post AGM Meeting minutes, [here](#).
  - c. Legal
    - a. Trees
      - i. Draft of new tree letter - emailed to board on July-10
      - ii. Draft of new tree letter w/ bylaw reference - ditto
    - b. Discussion Item

## **Hazardous Trees**

### **Current situation**

**Our current documents do not allow us to enter the members lot to remove hazardous trees. We can attempt to shift the cost and risk of damages from MBRCC to the member by sending notice of the hazardous tree to the member. A proposed letter that might be used is attached. This would potentially allow us to collect damages and expenses incurred as a result of a member's tree damaging Rim property or file a cross claim in a lawsuit filed against the Rim by an injured party.**

### **Bylaw Change**

**A proposed Bylaw change would allow us to better deal with Hazardous trees on member lots and give us rights should a member fail to act. A proposed letter is also attached for use if a Bylaw change is made. This new Bylaw would grant us the right to enter, remove the tree and bill the member if they fail to do so. It also includes an appeal method.**

**In both cases, this should only be used where we think that a tree is Hazardous under our tree policy. I cannot comment on the definition of “Hazardous Tree” in that policy as I lack the knowledge that an arborist may have. I also do not know why this definition was chosen.**

### **BYLAW CHANGE NEW SECTION**

#### **HAZERDOUS TREES**

Owners are responsible for removal of Hazardous trees on their property. The Board of Directors, by a majority vote, has the right to notify owners to remove a suspected Hazardous tree(s). The member shall have the right to appeal the Boards decision by providing a written report from an ISA certified arborist within 30 days of the Boards letter that states that the tree does not meet the definition of “Hazardous” found in the MBRCC Tree Policy.

Absent an appeal, the member shall have 60 days from the date of the notice to remove the Hazardous tree(s). In the event that the member fails to do so, MBRCC has the right to enter to enter the members property and remove the hazardous tree at the members cost and expense. Fines may also be imposed for failure to timely remove the Hazardous tree(s).

### **TREE POLICY CHANGE**

Mount Baker Rim Hazard Assessment for members.

A member that wishes to have a tree deemed as “Hazardous” must submit a report from an ISA certified arborist to MBRCC’s Property Standards Director. The report must state that the tree is Hazardous as defined in the standards proposed by the USDA in the Hazardous Trees in Alaska – USDA.pdf (2009) and/or the appropriate ISA TRAQ guidelines. A form is included in this document and is provided in Appendix A for reference. Written permission from the MBRCC’s Property Standards Director must be given prior to removal unless there is imminent danger to persons or property.

Value of the Target for the purposes of this document and the policy it represents, any human life, roadways, dwelling or permanent structure (garages, carports, etc.) for which building permits were required are considered high value targets and should be considered when evaluating trees.

### **Hazardous Tree Identification**

It is incumbent upon us to remove known hazardous trees on MBRCC lots. Staff should make a concerted effort to review lots that may contain hazardous trees. Photos should be taken and MBRCC owned trees should be cut and private lot owners notified to shift risk. I would suggest an August deadline for the list to be compiled and letters to be sent to owners.

As Board members, we can also send photos of trees we suspect might need to be taken care of.

Our Collection matter was concluded with a complete recovery including attorney's fees.

5. Consent agenda -

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

6. New and Continuing Business

- a. Secretary - N/A
- b. Violations
  - a. nothing
- c. Treasurer
  - a. Annual report from accountancy is done.
  - b. Reserves of \$200K (not counting CDs). Next big expense will be pool repairs.
- d. President
  - a. Pickleball courts - Rheannon suggests leaving it to Hannah
  - b. Backboard is tabled until next year as well
- e. Legal
  - a. Tree policy was approved from Consent Agenda
  - b. Large member in arrears paid in full, including MBR incurred fees (attorney, filing, etc.)
- f. G&M - not present
  - a. Jen - just texted Ben to say Sean will work on culvert on Aug-3rd
- g. Property Standards
  - a. [13020] - wants to install new shed (see, below, member period; he joined late.
- h. Member at large - not present
- i. Member relations - not present

7. Member period - One member joined late.

- a. [13020] wants to replace old shed (8x10) within 5' setback (8x12). Steve suggests he add language to request as to whether shed is permanent or temporary; also check with neighbor to see if they are okay with it.

8. Other

- a. 11080 didn't make meeting. Will be asking for permission to pave entire area driveway and side areas into setbacks (front and side). Wants to build basketball court. This takes it above max impervious limits.
- b. Brad mentions electric vehicles/dirt bike/motorbikes/etc. are not really covered by our language. (This is a larger issue around regulation of e-bikes and mobility devices.). Steve explains that he changed language to cover not just gasoline powered bikes.

9. Date of Next BOD Meeting: Aug-18-2023@ 19:00

10. Exec Session: none.

11. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to adjourn the meeting @ 19:36

12. 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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+1 305 224 1968 US

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