

MBR Board Meeting January 2024

Wednesday, February 14, 2024 11:25 AM

Friday, January 19, 2024 @ 19:00

[Link to meeting at end of note.](#) - NOTE: THIS IS A NEW INVITE FOR 2024

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

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 MBR January 2024 Board Meeting would commence @ 19:04
2. Present
 - a. For the Board: Rob, dshill, Rheannon, Jolie, Brad
 - a. Steve - vacation
 - b. Arnost, Dawn - no shows, both said they would attend
 - b. Membership: Dave Clements [18028]
 - c. Staff - none
3. Consent Agenda Items
 - a. Financials: [2023 Monthly Financials](#) - NOTE: AS LAURA IS OOF, THE END-OF-YEAR FINANCIALS ARE NOT COMPLETED.
 - b. Secretary - November 2023 minutes sent in Dec-1-2023 email
 - c. Legal -
 - a. Steve's Jan-12 email



- b. **VENDOR
GATE CAR...
Proposed Property Standard Change**

Following (crossed out text) is moved to discussion section.

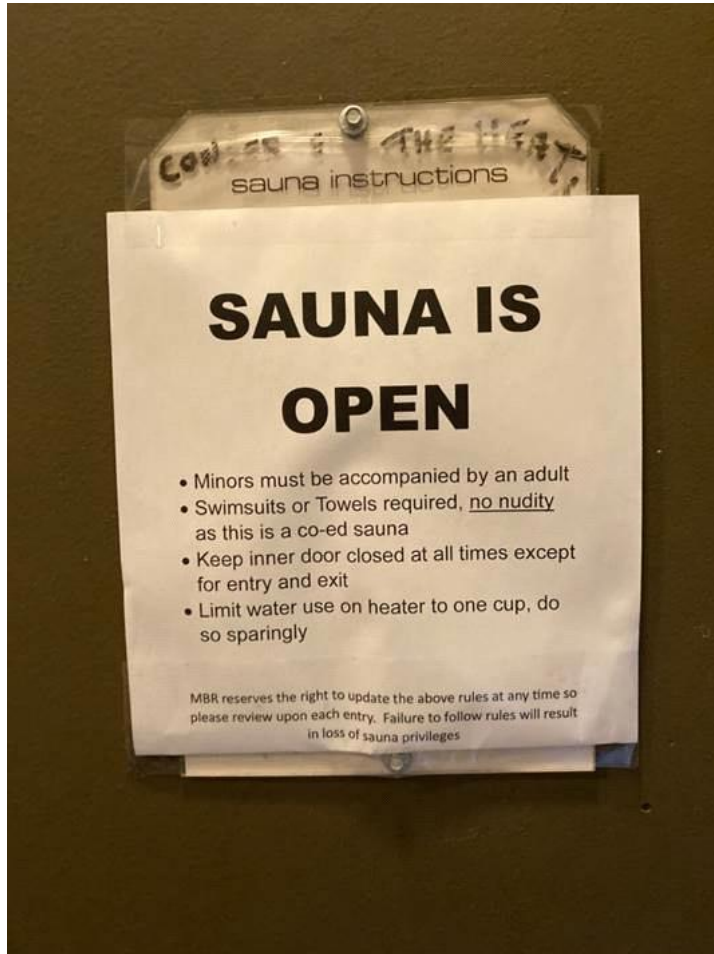
~~Every private lot shall possess one 15-foot **maximum** access crossing community property for entry from MBRCC streets. A 12" minimum or larger culvert to conduct rain and snow water runoff may be required in the front of the lot. The areas of MBRCC affected by this~~

access and culvert requirement and the diameter of the culvert will be determined by MBRCC, and communicated to those applying for permission for lot development or construction activity. No culvert or addition to a culvert may extend beyond 50' without a catch basin installed as approved by MBRCC. Any tree requested by a member to be cut down on MBR owned property must be approved in writing by the Board of Directors.

Proposed Sauna rule addition

Sauna Rules:

Adopt rules as stated in the attached picture:



Revised Vendor Gate Agreement

1. **Vendors having their own key cards is not a right. They should not be allowed to have more cards than members. If vendors are subcontracting work, the subcontractors should register.**

Send this to all current vendors. If annual payment is not due, they need not pay the fee until renewal. Give them 30 days to complete the forms. They can report key cards they wish to use by number and the rest will be shut off. A letter can be drafted to go with the agreement.

- a.
- d. **Property Standards:**
 - **Approved hazardous tree removal by consensus between owner, PSD, and CM**

[14024] - Hazardous tree letter sent. Dead trees approved for removal and owner had hazardous trees removed.

- Other items approved:
 - [14028] - approved return of damage deposit for completed PERC test
 - [11080/11081] - approved return of damage deposit for completion of driveway project (Laura approved use of portion of deposit for dues)
 - [11098] - reviewed generator installation met min property standards at member's request
 - [12017] - extended general development permit, house building in progress
 - Other Items of note for the board:
 - ~~[14049/14048] - approved hazardous maple removal. Working details around which lot tree is on...~~
 - [16001/2] - hazardous tree letter sent to owner. Some dead trees fell over Christmas. No action taken by owner.
 - [11078] Alpine Rd request to remove small sister cedar affecting larger cedar. Waiting Hannah to return to approve.
 - [14054] canyon lane - notified that they are starting to work on documentation to progress lot development.
 - [18027] welcome - notified that they have completed survey to progress lot development. Septic exists on lot. Discussion items regarding potential variance request for impervious surfaces.
 - [15016] - intends to store RV offsite for the winter and will visit with me in the spring to update fencing as needed to meet min prop standards.
 - [14004] - Walked build to close out general development permit, but identified items required before we can close out including planting of trees, removal of large logs, removal of construction debris, driveway 8' from property line, and large holes around front of house. Additional trees removed vs what was approved.
 - [13017] crystal lane - walk through for final close out ready. Need to hold until construction garbage violation resolved.
 - [12031/12032] - notified that a stop work directive has been issued by the County. Please be advised that MBRCC requires you to submit any changes from your original design. We also remind you that construction in the setbacks is not permitted.

e. Violations

- a. Violation: 12031 Trespass #2 \$500
- b. Violation: 14004 Tree removal \$3450 – multiple trees removed
- c. Violation: 13017 Construction Debris (appealing) \$750

*** END OF CONSENT AGENDA ***

4. New and Continuing Business

- a. Secretary - n/a
- b. Violations
 - a. [13017] Appealing trash violation, violation letter attached, fine was \$750 per fine schedule (max of 2023 dues). Response as follows:

“To the Mount Baker Rim Community Board of Directors
I would like to appeal the fine for the trash violation I received December 19th. I am not disputing that flooring scraps and trim were put into the trash. I did haul most of the building trash, hardwood, and other materials away, but some of the flooring and misc trim ended up in the trash can. I do apologize for that. The facilities person brought it to my attention, and I have been diligent to make sure that mistake doesn't happen again. I'm new to the Mount Baker Rim, this is the first offense, and I'm

”

requesting the fine be dismissed.”

- i. UPON A MOTION DULY MADE, SECONDED AND CARRIED it was decided that the fine would be reduced to \$375. All approved, except dshill who opposed.
- b. Brad proposes that on three day weekends we should keep clubhouse open on Sunday till 21:00 ppm Canadian and US Holiday weekends
 - i. Brad motions; no one seconds.
 - ii. Rob says leave it as is since we just changed closing times.
 - iii. Brad will check to see how often people have attempted to get in after closing
 - iv. Ed note: No changes; no action.
- c. Treasurer - nada
- d. President
 - a. Shop / plowing equipment discussion. Background: MBR has no place to store the plow truck or any vehicles, because shop is too shallow for parking. Being unable to store the plow truck out of the elements causes the sand and the sand spreader to freeze up, making it impossible to use to spread sand. It can take considerable time and effort to unfreeze. Therefore, we want to investigate creating an interior space where the plow can be stored.
 - i. Options:
 - 1) Get a contractor to expand a-frame so we can store plow and truck down there. This would be only for truck and plow.
 - 2) New garage by gatehouse - wrong zoning and building issues
 - 3) A-Frame - looks like it is zeroed out (as in zero value) by the county (would have been on our request) - looks like lot 6 of something
 - ii. 11003 - we acquired in 2022.... Perhaps use this for the garage. Ask Hannah to look into this - survey, draft of plan/expenses
 - b. We did hire Steve P/T and he has been strong.
 - c. AGM Date - June-29-2024
 - d. Hannah's report / verbal through Rheannon
 - i. Tractor
 - ii. Lawn mower
 - iii. Pool cover needs replacing
 - e. Carding the garbage area - is anyone opposed to this?
 - 1) No objections
 - f. ~~Gate project (card readers, cameras, and date of completion; this has been hanging since Aug-2023) - where are things~~
- e. Legal - not present / on Holiday
- f. Property Standards

Proposed Property Standard Change

Jolie will work on language (w/ Steve)

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MBRCC, and communicated to those applying for permission for lot development or construction activity. No culvert or addition to a culvert may extend beyond 50' without a catch basin installed as approved by MBRCC. Any tree requested by a member to be cut down on MBR-owned property must be approved in writing by the Board of Directors.

- a. Member at large - No show
- b. Member relations - No show
- 5. Other - n/a
- 6. Date of Next BOD Meeting: Feb-16-2024@ 19:00
- 7. Rheannon - motion to exec session / david second
- 8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that we would go into Exec Session @ 19:57
- 9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that we would go back to regular meeting at 20:20.
- 10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved that we would Adjourn @ 20:24
- 11. ZOOM LINK
Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.
david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting 2024

Time: Jan 19, 2024 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 11 occurrence(s)

Jan 19, 2024 07:00 PM

Feb 16, 2024 07:00 PM

Mar 15, 2024 07:00 PM

Apr 19, 2024 07:00 PM

May 17, 2024 07:00 PM

Jun 21, 2024 07:00 PM

Jul 19, 2024 07:00 PM

Aug 16, 2024 07:00 PM

Sep 20, 2024 07:00 PM

Oct 18, 2024 07:00 PM

Nov 15, 2024 07:00 PM

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

Monthly: https://us06web.zoom.us/meeting/tZAsd--gpzkoH9CnNmjP_E-8zOVV537nNRqj/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSiJBQ2nczstsGLaijtI4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

One tap mobile

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- +1 669 444 9171 US
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