

MBR Board Meeting August 2022

Friday, September 16, 2022 11:30 AM

Rescheduled to Aug-26-2022 due to scheduling conflicts

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, plus three mins Q&A;
- Staff five minutes; and
- Board members five minutes.
- Everyone: please be succinct and efficient with our time.

1. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR August 2022 board meeting called to order @ 7:02
2. Present:
 - a. Board -
 - a. Present: David, Rheannon, Dawn, Ben, Rob, Jen
 - b. Steve out sick.
 - b. Members: [11094], [22015], [19053 / renumbered by county to 10347]
3. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)
 - a. 19053 / 10347 - new member for a year. Believes we have a \$2K deficit per lot. Also reserve study inflation @ 3% is too low [Ed note: study was completed before CPI increases this year]. He seems to believe that the 5% member need to be met for budget work. Rob adds concern about members who can't afford big increases.
 - a. Clarification> he wants to index dues increases to CPI. My suspicion is he wants to only have a minimum increase and doesn't actually want all dues increases tied specifically to CPI changes. He didn't make clear what he wanted to do here.
4. ARNOST JOINS AT 7:17
5. Consent Agenda Items
 - a. Approval of Minutes:
 - a. May, 2022, [here](#).
 - b. July, 2022, [here](#).
 - c. MOVED OFF Consent Agenda: August Special meeting 2022: [here](#). Ed note: Should move off Consent Agenda due to one or two problems: Motion on noise rules was incorrectly cited (MBR does not have a concept of "Construction Times"), and should be fixed before approval. When someone is elected to the board (as was Jenn), is that election active in that same board meeting or does she become active following this meeting? If latter, then meeting lost Quorum when David/Secretary left meeting.
 - b. Financials: [Review Items - Default \(sharepoint.com\)](#)
 - c. Violations
 - a. 12005 Snowmobiles stored improperly, remedy by 9/4/22.
 - b. 13005 Chickens reported, remedy immediately. From Brad: We don't have a specific fine but allow for min 50 and max of 750. Assuming we find continued violation we will need to determine the amount. Is there any precedent? [Ed Note: Is this a violation of our Covenants - no livestock/poultry.] Jenn and Ben will tack returned to sender letter to their door, as it appears they are full-time here.
 - c. 15003 - shrimp Vandalism. Not sure anything for us to do. Owner should file police report.
 - d. Office/Laura: On holiday; has provided all necessary items in advance for board meeting.

6. New and Continuing Business

- a. Secretary - David will get AGM minutes and voting outcome posted within the next week.
- b. Treasurer - nada
- c. President -
- d. Empty lots - member [?] wants to make better use of empty lots. Clear cut one and pave it and let members park RVs on lot.
- e. G&M - Jenn - just added to board. Nothing now.
- f. Property Standards - Ben
 - a. 11025 - tree removals. Member hadn't filled out paperwork and went ahead with tree removal. He didn't follow process. Likely fine.
 - b. 11085 - work approved
 - c. 12031/32 - Site prep / tree removal / septic install - Ben has made three site visits. None of our paperwork was completed by member. Equipment dropped off; Ben says he will look other way; owner is not following our rules or committing to follow. She gave deposit but never did paperwork. Has already damaged our road with excavator. David mentions problems we have had in the past.
 - d. 13009 (Crystal) variance request for shed in 25' front setback. They will draft a letter and submit.
 - e. Ben says he doesn't want to vote on variance
 - f. 13017 - lot prepped. Septic in. Starting construction
 - g. 14004 - We previously denied variance request. They moved stuff to fit into our rules
 - h. 16025 - we granted variance to stick with old 5' setback (not 8' setback). Working on runoff and drainage. Being proactive. Their neighbor put in driveway without culvert, which might need to be fixed.
 - i. 17045 - wants to do lot prep. Sounds like issues here.
 - j. 18005 - member was building stairs from last month meeting. Letter not yet sent out (needs to be sent!!!). \$200 fine for construction w/o permit. Following increments of \$200 per month. If they can't prove stairs fit our rules and county rules, then stairs need to be removed. They had said to us that they were completely done with work, returned deposit, and then went and continued work (w/o permit). Building fire pit on neighbor's property.
 - k. 22015 - approved removal of cottonwood on Rim property. 22015 will pay to remove tree.
 - l. Jenn suggests that deposits given to MBR without paperwork being received within a week or two will be considered a donation to MBR. Should be followed up on. Good idea.
 - m. Some suggestion about taking comments on decisions. Not sure how this started (bio break). Comment period. Review committee.
- g. Legal & Insurance - not present / unable to attend due to conflict.
- h. Violations
 - a. 14031 - Fined and appealed. Personal circumstance, didn't want to publicly appeal to entire board; so only presented to Rheannon and two other people(?). Didn't register guests. Repeat offender. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, fines will stay in place.
- i. Member at large
 - a. Arnost ordered a sewer inspection for clubhouse. They are coming tomorrow (Aug-27).
 - b. Arnost was going to install a free wifi access point at gate so people could make a phone call at gate.
 - c. Arnost will prep a budget and submit it to us for work on gate: cameras, wifi calling, new intercom system.
 - d. Way extended discussion on forming a committee of residents to drive assessments and other stuff. The more people involved the less will likely be accomplished. Takeaway: plan more committees to deal with this; also create a finance committee. Technology committee

and finance committee. Arnost and Rob will pull some documentation together to do this. Maybe put something on the MBR Web site announcement page that we want to form these committees. This discussion is ongoing for 35 minutes. Should we have an architectural committee? Many, many committees. Each director can decide as to forming a committee for their space.

j. Member relations - nothing.

7. Other

- a. Jenn wants an incentivized compensation structure for community manager/caretaker. Base + some additional amount paid almost like a bonus to incentivize.
- b. Jenn asks if we can do AGM in spring - it's in our bylaws to do it in June.
- c. 15 min discussion about when to close the pool.

8. Date of Next BOD Meeting - Sep-16-2022

9. Exec Session (if required)

10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the MBR August 2022 meeting adjourns @ 9:30.