

# MBR Board Meeting October 2023

Thursday, October 19, 2023 1:04 PM

Friday, October 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 MBR Board October 2023 meeting would commence at 19:05.
2. Present
  - a. Board: Steve, dhill, dawn, brad R, Jolie, Arnost, Brad M; Rheannon OOF; Rob OOF.
  - b. Staff: none
  - c. Members: none
3. "In-Person" Member Comments (2 min. time): none.
4. Consent Agenda Items: no items removed from consent agenda.
  - a. Financials: [2023 Monthly Financials](#)
    - a. Secretary
      - i. N.B. It's come to my attention that we are required to approve Exec Session Minutes. So, I am starting to do this with Sep 2023 meeting. While they are approved, they still do NOT get published.
      - ii. September 2023 minutes: [MBR Board Meeting September 2023](#)
      - iii. August 2023 Exec Session Minutes: [MBR Board Meeting Exec Session August 2023](#)
      - iv. September 2023 Exec Session minutes: [MBR Board Meeting Exec Session September 2023](#)
    - b. Legal
      - i. Clarified Minimum Property Standards  
Exterior materials shall consist of 51% or more of materials that are wood or stone. **Any metal siding used must resemble wood and have wood grain appearance.** Metal roofs, are allowed
      - ii. RULE Change and Fine Schedule

Trash and Recycling Violations. Trash and Recycling rules are posted in the Trash Recycling area. Violations of these rules may result in a minimum fine of \$100 to the maximum fine allowed.

Trash disposal and recycling are for the use of members only. Trash brought into the Rim for disposal is strictly prohibited. Unauthorized dumping may result in a maximum fine and legal action.

iii. 2.1 ACCESSORY BUILDINGS:

Accessory buildings are defined as any structure detached from the main residence other than retaining walls. Accessory buildings must be approved by MBRCC prior to the commencement of construction. Accessory buildings may require both a Whatcom County building permit and MBRCC General Development Permit (APPENDIX B), or a MBRCC Certificate of Minor Project Approval. **Accessory buildings must be built on a lot that contains a Dwelling Unit as defined in the Covenants. Lots identified as combined by Whatcom County must still abide by MBRCC Covenant Requirements No more than two accessory buildings may be built on any lot or combined lots.** No Accessory building may be built prior to the main residence unless it is included in the Whatcom County Building Permit of the residence. No Accessory building may be constructed in a right-of-way. No buildings of any kind, including temporary or accessory structures, may be placed on a MBRCC property. Rental of or the use of any Accessory buildings or outbuildings as an accessory dwelling unit or for human habitation is prohibited.

c. Violations:

i. Warnings sent out"

- 1) 12025 RV warning
- 2) 15016 RV warning – pushed to agenda.
- 3) 18013 Dog off leash warning
- 4) 15003 Carboard flattening warning
- 5) 11093 Construction parking warning
- 6) 16017 Camping on lot warning
- 7) 14056 Dog Poop warning
- 8) 12007 Dog off leash warning
- 9) 14053 Dog off leash warning
- 10) 11080 Parking warning – working on clarification for 11081
- 11) 11093 was sent a warning letter that was rescinded due to an error in the report received. Corrected to 14056.
- 12) 13028 Snowmobile warning letter; fine to start May 1 at \$50/day

ii. Violations sent:

- 1) 12013 Dog off leash \$100
- 2) 15001 Fire during burn ban \$500

iii.

d. Property Standards - [N.B. PSD = Property Standards Director]

- Approved hazardous tree removal for following by consensus between owner, PSD, and CM
  - [18009]
  - [17007]
  - [19047]
- Approved PERC test for [14028]- Landfill and Grade Permit received from Whatcom County for lot. [Ed Note: it appears as if one of the perc holes is dug in

the setback. Has anyone measured it?]

- Approved 1 additional PERC hole for [18002]
- Items of note for the board:
  - [14028] - multiple emails regarding documentation on easements, water drainage, etc... [14040] provided historic water drainage information to [14028]
  - [11025] - no documentation has been provided to PSD regarding request for expanding garage, but reports of noise, earth work, etc from lot may need to be evaluated
  - [12005] - new shed (no documentation submitted yet)
  - [22007] - tree removal and foundation under mobile home (no documentation submitted yet)
  - [12036] - new shed and generator (no documentation submitted yet)

i.

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

a. No alternations to consent agenda

5.

6. New and Continuing Business

- a. Secretary - setting up folders for correspondence with properties on Exchange. This will simplify tracking and access to info on properties. This would likely apply to Property Standards, Violations, Legal & Insurance, and Office. Would require that all emails to / from properties be stored in these Public Folders. This had been tested and works with both Outlook Client and Outlook Web Access (Browser-based Outlook).
- b. Violations
  - a. [15016] RV that doesn't have a proper fence around it. That is, it is visible to neighbors. Brad suggests we get this resolved / straightened out before deciding
  - b. [11080/1] Wants to park on space that isn't official driveway. Tell him to park on driveway. He should park on paved/graveled area.
- c. Treasurer - not present
- d. President - not present
- e. Legal -
  - a. Updated Tree Policy .
    - i. Arnost thinks we have too many rules. Steve asks him what? He says people should be allowed to do what they want on their privately owned property.



b.

TreeRemovalPolicy 8...

- c. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH ONE OBJECTIONS, it was resolved that Revised Tree Policy was accepted. Steve will clean up language and typos for official publishing and circulate.
- d. Proposed Clubhouse Rules
  - i. The clubhouse is NOT for rent.
  - ii. No smoking in or around the clubhouse.
  - iii. No parties or gatherings may exceed \_\_\_\_\_ people.
  - iv. Members will take ALL RESPONSIBILIY and LIBILITY for a gathering they initiate
  - v. Members are responsible for all acts that occur at their gathering.
  - vi. Members are responsible for all damages at their gathering (to Clubhouse,

Persons or Property).

- vii. MBRCC prohibits the use of alcohol in clubhouse or grounds.
- viii. Members must bag and remove all trash resulting from their gathering.
- ix. Nothing shall be placed or taped on the walls.
- x. Members must clean any area used and restore it to the condition it was in prior to their arrival including cleaning, takedown of chairs and tables.
- xi. The MBRCC Board of Directors will have the final decision on all matters concerning the Clubhouse usage and rule violations.
- xii. Members and guests must be out of the clubhouse at the scheduled closing time.
- xiii. MBRCC property shall not be removed from the clubhouse.
- xiv. Members will reimburse the Rim for labor and all costs associated with cleaning or restoring the clubhouse to the original condition and for any wages paid to staff because of a late closing in addition to any fine.
- xv. Use of the kitchen must be arranged prior to the event and a deposit of \_\_\_\_\_ paid.
- xvi. Violations of these rules may result in fines up to the maximum amount in addition to actual damages.

- e. Steve asks whether we want clubhouse rules
- f. DSHill asks what insurers want from us.
- g. \$1MM insurance for Rim is likely insufficient
- h. Steve will incorporate our discussion into a new set of rules/guidelines and will send out to everyone.  
Pool should be locked whenever alcohol is consumed in clubhouse.

f. G&M

- a. Update on discussion with Whatcom County on Levee maintenance. He met with Travis Boma from Whatcom County.
  - i. We are responsible for maintenance of levee
  - ii. Army Core of Engineers (ACOE) is responsible for repairs to Levee
  - iii. Two issues identified:
    - 1) West end of levee: boulders have fallen off levee and into river. Rocks need to be pulled up; permits; contractor hired to do work.
    - 2) East end of levee: vegetation on that end of levee should be trimmed back. I think issue is vegetation acts as a sail when water flows over levee.
    - 3) ME: Send email to Rob asking if they discussed fish and wildlife and FS wanting stuff growing on levee to be left alone.

g. Property Standards - nothing

h. Member relations -

- a. Dawn discusses her schedule for Nov and Dec
- b. Polar bear swim may be on hold this year. Maybe next year, Brad R can host it. Since pool is kept at minimum chemical levels for winter, it would need to be dosed to bring chemicals up to swimming levels.

i. Member at large -

- a. Conduit for gate system. Need new conduit from gate to island (with MBR sign and cameras) to office as existing is crushed and full of mud and debris. Brad M and Arnost will sync up, offline, to get this squared away.

7. Other - n/a

8. Date of Next BOD Meeting: November-17-2023@ 19:00

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to

- go into Exec Session @ 19:52
10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to go back into Regular session at 20:11.
  11. No resolutions from Exec Session.
  12. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to Adjourn the October 2023 meeting @ 20:12.
  13. ZOOM LINK  
Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting

Time: Aug 18, 2023 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 4 occurrence(s)

Aug 18, 2023 07:00 PM

Sep 15, 2023 07:00 PM

Oct 20, 2023 07:00 PM

Nov 17, 2023 07:00 PM

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

Monthly: <https://us06web.zoom.us/meeting/tZwudeivrjgpG9cXFOgv5ADtJRGUPAbafuvw/ics?icsToken=98tyKuGgrTkrHdSWsxiERpw-A4jod-3ziHZejfpepDnKBDYGQyfiHNBIB4JeEtnW>

Join Zoom Meeting

<https://us06web.zoom.us/j/88321703313?pwd=VW4reTdXUTJPOGRTOUx5WGJFYXBZQT09>

Meeting ID: 883 2170 3313

Passcode: 934455

---

One tap mobile

+12532158782,,88321703313#,,,,\*934455# US (Tacoma)

+12532050468,,88321703313#,,,,\*934455# US

---

Dial by your location

- +1 253 215 8782 US (Tacoma)
- +1 253 205 0468 US
- +1 720 707 2699 US (Denver)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 719 359 4580 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US

Meeting ID: 883 2170 3313

Passcode: 934455

Find your local number: <https://us06web.zoom.us/j/kcMz76MI0t>