

**MT. BAKER RIM COMMUNITY CLUB MINUTES  
BOARD MEETING OF March 17, 2017**

Meeting called to order at 8:00 p.m. by Phil Hobman, President, it being determined that a quorum of the Board was present.

**Directors present:** Phil Hobman, President; Dawn Chaplin, Director at Large; Ed Keller, Violations Director and Treasurer; Peter Berow, Property Standards Director; Mark Ablondi, Legal and Insurance; Roy Graham, Member Relations; Lida Vacek, Vice President; Sally Hewitt, Interim Secretary.

**Directors absent:** David Hill, Grounds and Maintenance.

**1. Approval of February 17, 2017 Board Meeting Minutes**

ACTION: Discussion of minutes. Roy Graham moved to approve the February 17, 2017 Board meeting minutes. Seconded by Dawn Chaplin. **Motion passed.** Minutes approved.

**2. Correspondence**

*The Member-to-Board Report is on file with final copy of March minutes in MBR office.*

- Letter from Dennis Larson, recommending Aaron Ebner for caretaker position
- Letter from Krister Fast, recommending Aaron Ebner for caretaker position
- Letter from Court and Rebecca Andersen recommending Mike Williams
- ACTION: Request from Rheannan Schoephoester, 14048, for additional (#7) gate key, as a friend checks her home. Mark Ablondi moved to approve the extra key, Roy Graham seconded. **Motion passed.**
- Request from Kat Mittenacht, 17025, for reimbursement of event tickets: see Legal and Insurance.
- Email from Dick Russell, 19036, re: George Stratis request to quit claim lots to MBR. Mr. Russell didn't ask for a response; we're waiting for George Stratis to get back to the Board.
- ACTION: Email from Dodie and Jim Fox, 22006, requesting permission to store a work container for 7 weeks in front of their home while repairs are completed for water damage. Ed Keller moved to permit the container storage, Mark Ablondi seconded. **Motion passed.** MBR will give them 60 days to keep the container on their property.
- Letter from Jesse Hughes, 12006, disputing snowmobile storage location requirements. Ms. Hughes attended the Board meeting and said MBR bylaws do not discuss storage of snowmobiles. She lives in Anacortes and needs to keep her snowmobiles in her yard. She's read MBR rules, regulations, and bylaws and asked where long-term storage is defined? Her snowmobiles have licenses. Our regulations do not say her snowmobiles must be moved permanently. She considers these regulations to be subjective. The past is the past, we need to focus on the future. We live in Glacier, not Seattle, not Vancouver. Snowline allows for seasonal storage of snowmobiles, MBR should do the same. Not all properties can have fences to hide trailers due to setbacks and topography. She rents her property in the summer.

Phil Hobman asked what she was requesting. Ed Keller said this Board and the previous Board did not change the bylaws. Changes to bylaws only happen at the AGM, and members have to vote on any changes. MBR bylaws: nothing is to be stored outside of a structure. MBR sent notices to people who were storing vehicles outside; 3 out of 20 members built structures to store their recreational equipment and vehicles. MBR made a compromise: allowing fenced enclosures to be considered structures. Ms. Hughes has the right to put forth a new bylaw amendment.

Ms. Hughes said she wants to amend the bylaw. Ed Keller said she should look at bylaw wording. MBR is mailing the AGM packet on April 24, so she must submit the bylaw change before then. The Board is bound by the bylaws and is bound by them to enforce them. Ms. Hughes wasn't fined, but asked in a letter if she could comply with our rules. Ed said there is a way she could comply — by building a storage structure. Property standards can be changed by the Board: the rule was passed to allow people to keep their vehicles. Ms. Hughes said our bylaws are contradictory. Ed mentioned all MBR documents are on the MBR website. Ed asked Ms. Hughes to prepare what she wants to see as an amendment. She needs to bring the Board her proposal soon, way before April 21. She wants to give us her document of signatures supporting her position. Ed Keller said if the membership wants this bylaw changed, the Board should help them change it. Ed offered to help Ms. Hughes.

### **3. Directors' Reports**

*Directors reports as submitted are on file with the March minutes. Additional comments are recorded here:*

#### **a. President**

Phil Hobman reported this has been a season to remember with our significant snowfalls continuing well into March. It's been a big job for Allison and Ken keeping up with it all and we truly appreciate their efforts. We are very fortunate that there was not more structural damage from falling trees and snow load. Phil said he's sure he's speaking on behalf of all MBR members that we are very happy that we have been successful in hiring an excellent replacement for Allison, Aaron Ebner.

Phil also thanked Ed Keller for working diligently on the budgets for 2017 and 2018. This is a big job. And this is the first time in his experience that that we have had a two-year budget for members to review at the AGM. It makes a lot of sense to look a year and a half into the future rather than looking at a half-year that has already passed by and a half-year that remains.

We have started preparations for the AGM and Phil has completed the President's letter which will go out with the general mailing. He said thanks to all of the Board members who gave him comments and suggestions and especially to Sally and Angela for their editing and input.

#### **b. Treasurer**

Ed Keller reported revenue is on track for 2017 and February did show a slight increase of \$745.00 in rental income. Outstanding unpaid dues were at \$56,080.01 on Feb. 28<sup>th</sup>. As of March 9<sup>th</sup> an additional \$6,503.99 has been paid leaving just under \$50,000 unpaid, 17.5 percent of annual dues revenue. Interest will now be charged on any unpaid dues.

Expenses:

The report for P&L Budget vs. Actual is now shown with a percentage of Budget.

Some line items will show slightly higher or lower percentages as our expenses are not the same each month. The average percentage for the end of February would be 16.66 percent of the total year budget.

Ed said we paid 2.9 percent on credit card fees last year, and this year we're at 2.4 percent. We saved \$174 this year on fees. The gatehouse power costs more than the clubhouse this year due to the office radiators.

Mark Ablondi questioned the balance statement: are members dues paid at 100 percent? Ed Keller said the total amount on the balance sheet is carried over from the previous year. Mark would like us to change the system and Ed said we'll need to ask Susanne Savery, who set up the system. Dawn Chaplin asked if she can use the Social Committee credit card in Canada. Ed said she can. Dawn also asked if \$200 has been placed in the social account for Easter? Ed said yes and added as of 2/28 there was \$239 in the social account. Dawn asked if we shut members' gate cards off if dues aren't paid on time? Yes.

c. Legal and Insurance

Mark Ablondi said there is no report this month. He talked about the MBR accident: our snowplow hit Kat Mittnacht's car as she was on her way to a theater show. Allison said our insurance company is involved because Kat reported it to police and her insurance company. Phil Hobman said maybe our insurance company will pay. Roy Graham mentioned we should check with our insurance company to see if our policy will increase.

**ACTION:** Ed Keller moved we pay Kat Mittnacht \$70 and Dawn Chaplin seconded. **Motion passed.**

d. Grounds and Maintenance

Phil Hobman reported David Hill was not feeling well, so he didn't come to meeting. Allison said our new caretaker Aaron Ebner will begin on May 1. Aaron worked for MBR last summer, and will work with Allison one day a week until May 1. He'll be here full time starting April 15 (Allison will be gone from April 14 - 21). Ed mentioned until he takes over, Aaron will be working at an hourly rate. Roy Graham said we need to be aware of other communities and their compensation packages and be competitive. Can we get compensation package information from Snowline, Snowater, The Glen, Glacier Springs, etc.? Phil Hobman said he thinks we're in pretty good shape with our compensation package for Aaron. Ed Keller said he talked with Aaron about his healthcare plan. We should find out what Aaron expects regarding healthcare benefits. Ed thinks we can offer Aaron a package starting Jan. 1 (holidays, vacation pay, etc.). Mark Ablondi asked when will we finalize our contractual agreement with Aaron? Phil Hobman said the contract is subject to ratification by board. We should send out the contract for Board members to approve in advance of the April 21 Board meeting.

Lida Vacek asked if there's a plan to repair Low Lane, which is a mess. Lida has lost power many times. Allison said Puget Power has been repairing power lines under the pavement.

e. Property Standards

Peter Berow said there is no report this month.

f. Violations

Allison has issued several parking fines for members and renters who parked in roadways and hindered her ability to plow the snow. Ed Keller issued two warnings for parking violations, one to a Mt. Baker Lodging employee and one to a renter, with a letter being sent to Mt. Baker Lodging and the MRRCC rental property owner reminding them of their responsibility that all renters and any MB Lodging staff members know and follow all rules.

Mark Waterbury has not responded to the follow-up letter sent to him in February and an additional fine will be issued and sent in March.

g. Member Relations

Roy Graham said he contacted 3 new members. He can't find Mark Svetcos' phone number. Mark Ablondi said he'll give Mr. Svetcos' phone number to Roy.

h. Director at Large/Social Director

Dawn Chaplin said tomorrow is the St. Patrick's Day dance. Roy Graham asked what she's planning for Easter. Dawn replied we'll have an Easter egg hunt on Saturday, April 15. Allison said we should make sure our event doesn't conflict with Mt. Baker Ski Area's Easter egg hunt. Dawn asked if anyone knows how many kids age 10 and under are in MBR? Mark Ablondi said about 20 kids. Mark asked Dawn about her timeframe for the egg hunt. Dawn said we can do it in the morning or around 1 in the afternoon. Mark and Allison agreed 10 a.m. would be best. Dawn has prizes for the golden egg. The MBR Easter Egg hunt will take place on April 15 at 10 a.m. Allison will post the notice on Nextdoor.

i. Secretary

Sally Hewitt reported we're following our timeline for AGM preparations and we're right on schedule. We need 4 volunteers: 3 counters and 1 recorder. We'll put out a request for volunteers in the April Baker Bits and on Nextdoor.

#### 4. Unfinished Business

a. Adjustment to 2017 budget: Ed Keller sent out the updated budget. Two additional items: bumping up the credit card fee by \$100, up to \$1,600. Lower clubhouse maintenance from \$3,300 to \$2,600 and have the septic tank emptied every 2 years instead of every 3. The clubhouse septic tank is filling up more quickly, so it should be emptied again in March 2019. We did not provide any funds for compactor maintenance — this year we had a \$961 emergency expenditure. Dawn Chaplin and Allison agreed we need to add \$1,000 to compactor maintenance. Ed will change the budget reports so we don't see staff vacation, holiday or sick pay as they will be included in wages. They're all on salary. Unity HR will track vacation pay, etc. and will do it on an accrued basis, which will show what the staff has coming. It's on their pay stubs. Phil Hobman agreed it's better to see one number per employee. Replacing the Dodge will cost more than the budgeted \$45,000, which would be the cost of a used vehicle. A new truck would cost \$60,000. Ed would like to present the 2-year budget at the AGM, so we won't be 6 months behind. The Board seemed in agreement of 2-year budget.

b. Status of outgoing terms for Roy and David. New candidate search for vacant positions? Phil Hobman said David Hill would like to stay on. Roy Graham said he's not continuing on. Roy said Brian Smith was at one time interested in being on the Board, Dodie Fox is interested. Mark will contact Sharon Danhelka. Phil said we need 2 people to replace the 2 leaving the Board.

c. Board Position 1, 2, 3 for AGM packet (per bylaws) instead of specific Board positions? Phil Hobman said in the President's letter he explained the bylaw stipulation that members don't run for positions. Rather, the new Board members are elected to positions after AGM. Phil started out as Violations Director. If someone wants to be Treasurer, they can take another position for a year until their preferred position opens up. This might encourage more people to become nominees.

d. Review of 2016 AGM minutes — send typos, changes to Sally, she'll incorporate the changes, and send the corrected version to Board members before the next Board meeting.

e. Completion of a 5-year Reserve Capital Improvement Budget: Ed Keller reported the our 5-year reserve plan complies with WA state requirements, and our bylaws say we must list everything that costs more than \$2,000 to repair or replace on the reserve budget. Ed talked to Allison about replacing the Dodge. Should he bump the replacement cost up to \$60,000? Ed talked to Diehl Ford and they'll talk

about replacing our truck. Roy Graham said: give me the specifications and I'll find a used vehicle. Ed reported the sauna is listed as having no years left, \$3,000 won't cover cost, so Ed will bump it up to \$3,500. Allison mentioned the sauna heater coils are warped and becoming obsolete. Ed said we will plan on replacing the sauna this year at \$3,500. The gatehouse includes the front entry gate — Ed said \$10,000 won't cover its replacement. Ed: we should increase the amount to \$33,000 (cost of everything replaced). Phil Hobman stressed we should replace this soon before we have an emergency. Roy Graham said it would cost \$80,000 for the whole gate area. Ed thinks we should add an entry category. Roy cautioned it's a danger and we don't want to see anyone hurt. Phil Hobman said on our property, we can make things nice, but if we get involved with DOT, it would be a major project. Ed said we budget \$1,200 per year for maintaining the gate. We have \$12,000 set aside for security in the clubhouse, which should be reduced to \$4,000 and shift the other \$8,000 to some other category.

Ed said currently we have \$20,000 in the budget for the gate area and the sign will need to be replaced soon. Roy Graham said an electric sign would be more obvious. Right now we can't see the sign. Ed asked if we should put \$20,000 toward a new sign. Gatehouse vehicles and equipment: \$8,000 in the budget can be decreased to \$6,000. Ed said we have \$56,000 in reserves for major road repairs. What we're not covered on: major redo of the entry, and one serious liability re: ADA. The clubhouse is not ADA compliant and compliance costs including a pool lift would be over \$100,000. Ed stated we need to get some numbers together for next year. Roy Graham said we usually go forward on projects with a special assessment. Ed said we could have an advisory vote at AGM to raise dues by \$25 next year. Roy said our dues are lower than surrounding communities. Ed added one more noncovered item: we don't know the cost to repair the Glacier Creek levee. The Board has the right to raise dues. Ed will work on verbiage for the advisory vote at the AGM. Ed added that we should do a bylaw amendment to increase the \$2,000 to \$2,500 on items to be included in the 5-year Reserve Capital Improvement Budget.

## 5. New Business

a. Proposal to raise funds for specific children's events through Nextdoor: Ed Keller remembered at one time he put a notice on Nextdoor regarding whether people were interested in donating items to the garage sale for children's events and a couple donated money instead of items. If we can get 20 members to donate up \$20 at their discretion on a volunteer basis, the funds would support our children's social events. Pull off a children's event to show people it can be done. Ed wants us to put something on Nextdoor. Roy Graham said people might push back against donating. Mark Ablondi said we should put out a notice one time per year for four children's events. Ed said if Dawn Chaplin wants to revitalize a budget for social events, she should prepare an advisory vote.

**ACTION:** Dawn Chaplin moved that she will prepare an advisory vote for the social committee at the AGM, and Mark Ablondi seconded. **Motion passed.** Allison will post on Nextdoor about donations.

b. Approval of 2-year budget instead of 1-year budget: the budget was approved.

c. AGM agenda: we will add the advisory vote and see what Jesse Hughes presents.

d. Bank-signer policy: Ed Keller reported we can't remove Allison without redoing the signing document to add a new signer. The bank will send the paperwork to us. We're to have 2 signers. Pete Berow is a bank signer for the rest of his life. The bank signer doesn't have to be a Board member. We need to decide on a third signer. Ed thinks Kristen Lee, 14033, would be a good signer.

e. MBR vehicle accident: the Board agreed to reimburse Kat Mittnacht for \$70 tickets to the theater (we already discussed this under Legal and Insurance). Allison will contact Kat and Mark will contact our insurance company.

f. Ed Keller said we need to process a lien release for Ian Kaplan, as he is now paid in full. Re: the lien for Burgess, 11103: the lien was filed in November. Do we foreclose on the Burgess property because it's been more than 90 days? Yes. We'll owe on back taxes and unpaid water bills. Phil Hobman said if the lot is sold at auction, we won't get paid. Ed gave the document to Mark Ablondi. Roy Graham said we should be the ones to foreclose in this real estate climate.

**6. Meeting Adjourned:** Meeting adjourned at 9:45 p.m.

\*The Board may convene in closed executive session to consider personnel, legal, liability, or issues dealing with violations.

Next Board meeting is Friday, April 21, 2017 at 8:00 p.m. in the clubhouse.

Signed:

\_\_\_\_\_  
MBRCC Board of Directors  
Print Name and Title:\_\_\_\_\_

Dated:\_\_\_\_\_