

MBR Board Meeting November 2022

Wednesday, November 9, 2022 11:14 AM

Friday, November 25, 2022

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. Meeting Commencement UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR November 2022 board meeting called to order @ 7:01

- a. Board: Rheannon, Jen, Steve, Ben, Brad, Arnost, Dawn,
- b. Board Absent: David (overseas), Rob
- c. Members: Dace & Susan Campbell 18005, Steve Vincent 12028
- d. Staff: none

1. "In-Person" Member Questions (2 min. time limit plus 3 min. back and forth)

Announcement- This is a member comment period, Each speaker will be allowed 2 minutes to comment. Board members will not respond to comments on non-agenda items. Questions should be submitted in writing and will receive a response in writing.

- a. 18005 wants to know if their letter threatening the community with litigation was read. Board acknowledges at least some have read it.
- b. 12028 Wants to know about the clubhouse updates, and survey painting on road and gravel driveway in front of his lot by Ziplly Fiber since he cannot get Ziplly himself. Board lets him know there is an easement there which they are allowed to use. We aren't aware of why they are surveying there.

1. Consent Agenda Items

- a. Approval of Minutes:
 - a. August, 2022, [here](#):
 - b. October, 2022, [here](#).
 - c. Financials: [Review Items - Default \(sharepoint.com\)](#)
 - d. November 14, 2022 Special meeting for clubhouse bid.

<<Special Meeting for Clubhouse Bid November 14th 2022.pdf>>

a. Legal

a. G&M

- b. Secretary - Not present as out of country / Docs pre-prepped for meeting.
- c. Violations
- d. Property Standards -
- e. Office admin:
 - a. Update lien fee resolution, [here](#):

<<RESOLUTION OF MT.docx>>

<<November Legal.docx>>

*** END OF CONSENT AGENDA ***

UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS all consent agenda items are passed.

- 1. New and Continuing Business
- 2. President-
 - a. Lot 14031 has a fine for not registering guests which was voted on and upheld at a past meeting due to it being a third documented issue with this owner, the first two incidents being a warning and then a fine. However, they now claim that they gave a past violations director who dropped off the board an official written appeal. Since there is no proof whether they did or did not do this, the board has taken the written appeal in good faith and it was read this evening and the board re voted. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS the fine is once again upheld.
 - b. Rheannon is concerned about dead and or dying trees in the Rim and asks that Jen have Ken look into counting them to get a ballpark number on just how many there are so we can start working on getting a bid for removing them.
- 3. Legal- All his are for executive session
- 4. G & M-
 - a. Jen asks about how to handle color choosing for the clubhouse repairs. Board agrees best to keep with small committee. Jen motions Dawn, Arnost, Jen, and Rheannon all form committee to choose clubhouse repair colors. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS it passes.
 - b. Jen wants concrete floors and new benches in sauna which were voted against and removed from clubhouse bid added back into clubhouse project. She has asked Brandon to reassess the cost as it was initially 9-12 thousand to cosmetically redo parts of sauna. Now she says it can be done for 5 thousand instead. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS removing the sauna interior wall, all sauna flooring, and sauna benches, then pouring concrete sauna floors, replacing wall, and making all new cedar sauna benches is approved for no more than 5 thousand dollars.
 - c. Discussion on replacing clubhouse gutters only on the portion of the clubhouse where the siding has already been replaced with hardy board siding. We have a bid for this already that is somewhere in the neighborhood of \$1,200.00. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS the bid is passed
- 5. Property Standards- Ben to provide copy of this info later

- a. Ben mentions that we should continue to upgrade (when weather is better) the clubhouse exterior with hardy plank siding that we have been using for repairs. All agree.

6. Violations-

- a. Member (19038) with burn ban fine wants to appeal but missed the last meeting and this one too. Board allows more time since this meeting date had to be moved more last minute and he had planned on attending until we changed the date.
- b. Multiple warnings or fines should have been sent out during the last month but Brad didn't get a chance to send them out. He says he will do it soon.
- c. 18005 want stairs built without review and approval to be approved after the fact, Steve tells him because they are threatening us with litigation we can't talk about it any longer in general session. 18005 interrupts to claim they want to say they are not threatening the board, with litigation, they don't want to sue us, they only want us to give them what they want, and if we don't, they will then pursue suing us (which is a threat of litigation just as Steve correctly stated).
- d. External management companies-, only one maybe will accept us. Won't be onsite at all. He's waiting to get more info and prospects.

7. Member at Large: nada

8. Member Relations: nada

9. Date of Next BOD meeting: January 20th, 2023 (No meeting in December)

10. Executive Session.

- a. Board moves into Exec session at 7:46
- b. Board returns from Exec Session at 8:57 and 18005 rejoin meeting

11. President states that in Executive Session, the following was discussed:

- a. A motion was made to approve the variance requested by (18005) with requirement to plant hedges; motion was seconded but does not pass by vote. MOTION DENIED
- b. Another motion was made: UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS a board member motioned to conditionally grant the variance to lot 18005 as long as they plant an evergreen hedge as offered, and hire a licensed surveyor to do a new survey to prove that the stairs and all their components are not within the 5-foot setbacks as previously requested. When this proof is given and approved by the board, we will allow the variance. The survey must be completed and presented to the board for approval within 60 days from today's date- 11/25/2022. **ED NOTE: 60 day period closed at end of January.**
- c. Staff Bonuses were also discussed, and amounts voted on and approved in the executive session.

12. Jen wants to discuss requiring our office staff to email and answer info on their days off. She feels it could at one point possibly leave us in a bind if we allow them to have their specific days off where we are not able to reach out with questions and ask them to make appointments for when they return to work.

Rheannon is opposed to requiring our office helper to work on her day off, and feels it is rude. Steve states this is not what we hired her for, and that's not her job.

Ben reminds all she was hired as our bookkeeper not an office manager and we should be careful what we are trying to require of her.

Jen asks is someone can at least ask her if she'd be willing to be on call on days off for special needs. Someone nominates Rheannon as one of her bosses to ask Laura to be willing to answer questions and set appointments on days off. Rheannon refuses because she feels personal life and work should be kept separate and that we need to have boundaries and respect her days off. Jen is going to inquire whether Rob (absent tonight because we changed the meeting last minute)

would be willing to ask Laura to be available on her days off as needed instead.

Dawn says she agrees Laura should be available if Jen needs her.

Rheannon reiterates Laura doesn't even have the capability to write large checks for clubhouse project etc, and that she only has three days off a week and feels very strongly we need to leave her alone and respect those.

Steve asks if Jen is trying to make a motion about something or if we can move one.

Jen says she just wanted to clarify with the board because she can't understand why we wouldn't require this of Laura. Discussion drags on and peters out.

13. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS motion to adjourn the January 2023 meeting 9:27 pm.