

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF May 19, 2017

Meeting called to order at 8:02 p.m. by Phil Hobman, President, it being determined that a quorum of the Board was present.

Directors present: Phil Hobman, President; Ed Keller, Violations Director and Treasurer; Peter Berow, Property Standards Director; Roy Graham, Member Relations; Sally Hewitt, Interim Secretary; Dawn Chaplin, Director at Large; David Hill, Grounds and Maintenance.

Directors absent: Lida Vacek, Vice President; Mark Ablondi, Legal and Insurance.

1. Approval of April 21, 2017 Board Meeting Minutes

ACTION: Discussion of minutes. Ed Keller moved to approve the April 21, 2017 Board meeting minutes. Seconded by Roy Graham. **Motion passed.** Minutes approved.

2. Correspondence

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

- Email from Mark Waterbury (see under Unfinished Business)
- Email from Kat Mitnacht regarding her car insurance claim (see Unfinished Business)

3. Directors' Reports

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

a. President

Phil Hobman said this has been an unusually quiet MBR month for him. There has been a lot going on but everything has been looked after very capably by other Board members and our staff. Kudos to Sally, Ed, Angela, and Christy for getting the AGM information printed, mailed, and onto our website.

b. Secretary

Sally Hewitt thanked Board members for cooperating with the deadlines regarding Directors' Reports. Having those in advance makes Board members' jobs easier. We're getting close to the time when we need Directors' Reports for the AGM — please send them in by June 2nd. Three people have volunteered to help with the AGM vote and Angela will record the votes. For the AGM, we have a few last minute items to take care of: contacting the El Agave people to confirm their food truck at MBR on June 10th, coordinating with volunteers, making sure we have all of the necessary office items for the AGM, and so on. We're pretty much on schedule and are optimistic the meeting will run smoothly.

c. Treasurer

Ed Keller said everything looks good. All accounts were reconciled and no corrections were needed.

Administration expenses are at 21.6% of annual budget with AGM expenses of \$616.44 so far that includes all printing and mailing. Another \$700.00 in expected food expense and will bring our total to right about the same as last year and about \$100.00 under budget.

Maintenance and repairs are well below budget at this time and are expected to even out as the summer season progresses. The same applies to supplies.

Payroll and taxes are at projected level for our budget.

Utilities are also slightly lower than expected at this time with only the gatehouse electric higher than projected.

Our *late dues* letter has brought our unpaid dues to under \$19,000.00 at the end of April and an additional \$2,000.00 has been paid as of May 13th. This leaves less than 20 members to pay before our deadline on June 1st.

Ed said he asked Angela in the office why the vendor gate card income has been low — so Angela and Christy sent letters to vendors and we're getting money in from vendors for renewed gate cards. We haven't been deactivating vendors' cards.

Phil Hobman thanked Ed for the summary and for the work he does.

d. Legal and Insurance

Mark Ablondi did not attend the meeting due to a travel commitment. In his report, he wrote the following:

Burgis Lien & Foreclosure: Property taxes and MBR annual dues have not been paid in 2016 or 2017. To foreclose, our attorney would have to file a lawsuit and MBR pays all expenses. Likely not worth the effort and expense to foreclose on this property as we may not recoup our expenses in what would probably be an eventual tax sale. Presently we are just out the unpaid dues \$1,300, tree removal \$250, and the lien fee \$350 for a total of \$1,900 (setting aside our in-house tree removal labor and finance charges). We have a lien on the property, so if it does sell privately prior to a tax sale we should recoup those costs. I recommend we cut our losses, let the lien ride, and not foreclose on the property.

Automated External Defibrillator: No insurance policy or premium impacts if MBR installs an AED in the clubhouse/pool area. SSK did note that once purchased it needs to be added to our property list.

Bank Account Signers: SSK has no concerns/issues with a non-director being a signer for our bank accounts. They must however be a member in good standing or an employee.

Auto Accident Reimbursement: I've handed over the Kat Mitnacht accident reimbursement to Clear Risk Solutions (our NPIP insurance claim rep). We will eventually be invoiced for Kat's \$500 deductible; other outstanding costs mentioned in earlier emails should be covered.

Alcohol at MBR Events: I recommend all MBR-sponsored events including New Year's Eve be BYOB. This includes wine, champagne, etc. — no exceptions. We open ourselves up to extensive liability if we provide alcohol while we are currently covered if people bring their own. I believe this has been covered in past Board deliberations and I recommend that we stick to those past decisions: no MBR-provided alcohol.

e. Grounds and Maintenance

David Hill said it's been quiet. The pool will open tomorrow. Aaron Ebner, our new caretaker, has been contacting vendors. Aaron said vendors recommend a heat pump as less expensive and more efficient for the clubhouse. Aaron: everything is going well. He asked about pool furniture: umbrellas are \$255 each. The company we've been going with is reasonable. Dawn Chaplin asked about anchoring umbrellas for out behind the pool. Ed Keller said he knows someone who will donate a large umbrella.

Ed asked about commercial grade, if that's necessary. Aaron said it's important to have commercial products for sun blocking, due to better UVA protection, and durability. Capacity in the pool is 78 people and we have 80 chairs. Aaron thinks it would be good to purchase 4 more umbrellas. Ed Keller said there's money in the budget for clubhouse supplies — it's a question of: do we want a lower-priced source and is there a warranty. Aaron said there's a price point that guarantees quality: \$250. David Hill asked what we're short on and Aaron said umbrellas. Phil Hobman says we should go ahead and buy umbrellas and umbrella tables, whatever we're budgeted for. Aaron mentioned Hank Kennedy, assistant part-time caretaker, will help with mowing this summer.

f. Property Standards

Peter Berow said he approved a temporary woodshed request for Ken Gronvold, 19015 Glacier Rim Drive.

g. Violations

Ed Keller said he and Aaron drove around looking at properties and saw a new shed going up on Canyon Lane. A compliance request hasn't been submitted. Ed has asked Aaron to continue with being proactive and deal with small issues as they come up, talking to members and then sending compliance requests.

Regarding the Gavac property: their car will be put in their garage and their boat will be under lattice and will be sheltered from view.

Aaron will talk to Erik Jacobsen about his cars: all cars must be visibly licensed. Ed said there's a fine line as to what we can legally do, as far as cars that aren't licensed and we can't see the backs of their cars to see license tabs. Ed Keller thinks the solution is to put a car-number limitation per lot.

h. Member Relations

Roy Graham said there were no new sales, so he has nothing new to report.

i. Director-at-Large

Dawn Chaplin reported 50 kids attended the Easter Egg Hunt. She wasn't expecting 50 kids, so she didn't have enough eggs (150 or so). Dawn said families come to events held in the clubhouse — we need popups out in the fenced area so their kids can go outside. Ed Keller asked Dawn for prices. Dawn requested \$400 for the two events: Summer Carnival on July 22 and Family Fun Day on August 5 (barbeque and dance). David Hill said the person serving food needs a license. Other Board members said not if we keep it on the donation level, i.e. donate \$2.50 for a hot dog.

ACTION: Dawn Chaplin moved the Board funds her \$400 for the two events. Pete Berow seconded. **Motion passed.**

Ed Keller will ask Angela to deposit \$400 in the social account. Ed asked Dawn to turn in receipts by the end of the month.

4. Unfinished Business

a. Discussion of AED (defibrillator) insurance issues: Per Mark Ablondi's report, there is no insurance issue. Aaron: the AED would be in a case, and an alarm goes off if it's opened. Ed Keller said we need to add it to our list of property items. **ACTION:** Pete Berow moved we purchase an AED. Dawn Chaplin seconded. **Motion passed.** To be expensed to clubhouse supplies.

b. Air hockey table: will we accept the donation? We accepted the donation and it's in the clubhouse. Thanks to Cheylane Adams, 12007, who donated the air hockey table.

c. Mark Waterbury would like his recent (4th) fine rescinded: he has proof of licensing. Ed Keller mentioned Mr. Waterbury submitted proof of his vehicle license to the office. He's asking for all fines to be rescinded, less than \$400. Ed said he's had since last fall to take care of this. Roy Graham said he needs to be here at a Board meeting. Ed summed up the discussion: Mr. Waterbury's current appeal is declined until he attends a meeting. Ed asked if we want a stipulation the fines should be paid within 30 days. Dawn Chaplin suggested we drop the last fine, so his total is reduced to \$300. **ACTION:** Ed Keller moved we rescind the last \$100 of Mark Waterbury's fines and he needs to make provisions to pay the rest within thirty (30) days. Roy Graham seconded. **Motion passed.**

d. Kat Mittnacht's request for reimbursement for the portion of her accident claim that her insurance is not covering: Phil Hobman said this is being looked after by our insurance company. Aaron will follow up on this.

e. Approval of Resolution 2017-01: bank account signers (is our insurance company okay with bank signers other than Board members or staff?): Yes, there is no issue from our insurance company. The new signers, Dodie (Caroline) Fox and Aaron Ebmer, need to sign forms.

5. New Business

a. Who will be the timer of the speakers at the AGM: Keep track who is speaking: 1st time 5 minutes, 2nd time 3 minutes. Dawn Chaplin volunteered.

b. Open up access to our burn pile year round for members to dump yard waste? Ed Keller stated this been brought up in past years. We're allowing members to drop yard brush the next 2 weekends at the entrance to the A-frame. Aaron stipulated what we cannot accept: lumber, stumps, logs. If this is successful, is it something we want to continue? Aaron said it depends on how much is left off. Pete Berow asked: would there be designated times? Aaron: two weekends quarterly or semi-annually. Aaron suggested two times per year. Ed Keller asked Angela to put the notice on the MBR email list for people not on Nextdoor. Aaron mentioned a chipper would be a worthwhile purchase in the future. ACTION: Phil Hobman proposed we open up access to our burn pile for members to dump yard waste on a one-time, two weekend stretch on a trial basis. Pete seconded. **Motion passed.**

c. Dirt bikes entering MBRCC via pathway at end of Glacier Rim Road, exiting the rear gate: Phil Hobman asked what the purpose is: to annoy us, short cut, joy ride? The issue is: unlicensed motorized vehicles must be trailered in and out of MBR. Ed Keller asked what can we do to control it? Ed said there is a causeway between lots where there's a trail. Roy Graham said there's nothing we can do until we have a complaint. Ed asked: do we need to identify who is doing this? It was decided to defer this issue until we have more information.

d. Aaron mentioned Christy Ables, MBR Office Assistant, will be gone from mid-June through August. She works part-time, is a valuable addition to the staff, and Aaron wants to make sure Christy has a job when she returns. Aaron said he and Angela can handle the office during the time she's gone. Ed Keller said to tell Christy she has a job when she returns.

e. Dawn Chaplin asked if should she do anything at AGM? Ed Keller said she could put tea and coffee out for members. Sally Hewitt asked if she could bring the white board out from the storage area, as Phil Hobman requested it for the AGM. Dawn asked Aaron to handle the white board.

6. Meeting Adjourned: Meeting adjourned at 9:19 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, July 21, 2017 at 8:00 p.m. in the clubhouse.

Signed:

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____