

6/4/2022

Dear Mt. Baker Rim Members,

Based on Bylaw Article XIII, Section 2, Member 16020 of our community has made a request for a Bylaw change they would like to see. The member wish is a vote to remove part of Article XIV Section 9. More specifically, the removal of Section A(2) in bold below.

Bylaw Article XIV, Section 9. A currently states the following:

“Section 9. PROPERTY RENTAL.

A. When a residential unit on a property in Mount Baker Rim is occupied by a renter, or by a non-paying guest in the absence of the record owner(s), the record owner(s) shall be responsible for;
(1) advising the occupants of the restrictions of the Bylaws, Declarations and Regulations governing Mount Baker Rim,

and

(2) submitting to the MBR office a complete MBR approved registration form for all parties mentioned in “A” above, except for immediate family members. (as amended June 29, 2021)

If passed, (2) above would be removed.

The Board reviewed the request as required by the Bylaws and by a vote of unanimous consent, we strongly encourage the membership to vote against removal of Section 9.A (2).

Statement Against Removal: There is no benefit to the membership by the removal of Section 2. At any given time, there are 50 homes available for rent in the Rim. The registration form is the only way to identify by name and license plate what property a renter (or non-paying guest without an owner present) is using. This vehicle info is used frequently for gate breaks, garbage and dumpster misuse, and pool or clubhouse impermissible use. Without the form, tracking these violations back to the Owner/Member will be impossible. Despite a statement made by 16020, cameras and keycards alone do NOT enable staff to locate owners when violations occur as a result of renters).

Member 16020 has provided the following basis in support of her position for removal;

Statement For Removal by the member 16020: "Rental verification is unnecessary for members guests. Guests are not allowed access to the clubhouse, pool, tennis courts etc. Most complaints typically provide an address or time. Cameras and key cards enable staff to locate owners. Owners are responsible for all guests' actions and fines, not guests."

If any member has any questions about the issues vs. benefits of removing the need for vacation guests to be registered, I would be happy to help and you are welcome to email me at the following address: President@mtbakerrim.com

Additionally, in discussing the Bylaw change request above, the board found that our current rule on how to change a Bylaw could use some improving, so the board voted by unanimous consent to accept the following Bylaw change below which we will present to the membership for voting on at the AGM.

The current rule states:

Article XIII - Section 2. The members shall have the power, by a vote of two-thirds (2/3) of the members present or by proxy at an Annual General Meeting or a Special Meeting, provided a quorum is present, to make, amend, or repeal the Bylaws, providing notice of intention to make, amend or repeal the Bylaws at such meeting shall have been given in accordance with the provisions for notice contained in these Bylaws. (as amended June 4, 2005)

If a member wishes to make, amend or repeal a Bylaw, such notice of intention shall be sent to the Board of Directors at any time during the year for review. (as amended June 8, 2018)

The board vote is to change the section in bold above so that it states the following wording below instead:

A petition signed by a minimum of 5% of the members who wish to make, amend, or repeal a Bylaw, shall present such petition to the Board of Directors no later than 60 days prior to the AGM for consideration at the AGM meeting. The Board of Directors shall review the petition when submitted.

Please join us at the AGM for more discussion on these two proposed changes, and after the AGM for our electronic voting on these and more.

Thanks so much for your time, I hope to see you at the AGM!

Sincerely,

Rheannon Schoepfoester,
Mt. Baker Rim Community Club
email: president@mtbakerrim.com