

MBR Board Meeting August 2023

Wednesday, September 13, 2023 8:43 PM

Friday, August 18th, 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 to commence MBR Aug 2023 meeting @ 19:00
2. Attendees
 - a. Present: Rheannon, David, Brad, Rob, Brad, Jolie, Dawn.
 - b. Not present: Arnost, Steve
 - c. Members: none
3. "In-Person" Member Comments (2 min. time).
4. Consent Agenda Items - 1 - Rheannon / brad 2
 - a. Financials: [2023 Monthly Financials](#)
 - b. Violations:
 - a. Warnings sent
 - i. 13001 Motorcycle speeding
 - ii. 11025 RV without registration
 - b. Violations sent
 - i. 22008 Extensive packet with snowmobile and property standards (tidiness) sent 8/9. Likely to join with lien for unpaid dues.
 - c. Legal

Modification to Perc Testing Rule to reflect County requirements. The document is already mentioned in the checklist but not in (b)

b. Perc Testing. **Prior to any Perc Testing**, property owners shall notify MBRCC prior to clearing any vegetation or perc testing of any lot. **The Property Standards Director shall view the lot. Wetlands shall be staked prior to the clearing of vegetation or disturbance of the land. The property owner must supply a copy of any required Whatcom County Permit for Land Fill and Grade.** Perc holes shall be filled in no later than 15 days after completion of the test. MBRCC shall be informed of an approximate date of completion of the perc testing if it will take longer than 15 days or if the perc holes shall remain unfilled for over 15 days. Any cut trees or vegetation shall be removed from the lot no later than 30 days from the initial date of excavation.

Modification of Bylaw for Sprinter Type RV's

Section 10. Recreational Vehicle means a vehicular type unit, as defined by the Department of Labor and Industries, designed for temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle.

Unless a Recreational Vehicle is parked entirely in a member's garage, permission of the Violations Director is required prior to the Recreational Vehicle's entry into MBRCC if any of the following applies:

- a) Entry of a Recreational Vehicle in excess of 20ft.
- b) For any Recreational Vehicle to remain in MBRCC for more than 7 (Seven) consecutive days in a 60 (Sixty) day period. or
- c) For any overnight habitation of a Recreational Vehicle in MBRCC.

Recreational Vehicles must be entirely parked on the 7 members' property while in MBRCC. (as amended June 27, 2023)

Class B motorhomes less than 20 feet may remain in MBRCC without reporting provided they are never occupied overnight, currently licensed, owned by the member and entirely parked on the members driveway.

Modify Bylaw Section 1 by removing this sentence no longer applicable.

A purchaser under contract for purchase of a residential lot or lots in Mt. Baker Rim shall also be deemed an owner for purposes of these Bylaws.

d. Property Standards

Items for the consent agenda:

1. Items approved this past month:

- [11101] - fence was approved by previous property standards director, and I approved permit dates to be updated since approval was granted after requested dates. Permit dates are 7/26/23 - 9/30/23.
- [19038] - 4 dead trees to be removed - all dead with extensive woodpecker damage and potential to damage member house and/or property
- [19047] - 1 dead tree to be removed right next to house
- [13020] - variance approved by board via email to install shed within 8' setback. Approved by 100% board vote to allow installation at 5' from property line, replacing existing plastic shed

2. Items of note for the board:

- [19034] owner rescinded request for minor project approval for installation of Gazebo due to concern regarding impervious surfaces.
- [14006] notified of plans to repair/replace roof in kind
- [18027] getting survey of lot with plans to built. (Septic, power, and water have previously been installed in lot)
- [14039] owner requested permission to complete PERC test. Notified owner that Land fill and Grade application or a site plan review & building permit from Whatcom county was needed before permission could be granted due to proximity to wetlands and drainage through lot. [ED NOTE: This lot has consumed an inordinate amount of MBR time due to it being essentially unbuildable (due to drainage issues and size/shape) and certain real estate agents having no issue with selling unbuildable lots to unsuspecting buyers. It has had four different owners since 2005 and was perc

tested in Fall of 2021 and earlier this year.]

- Neighbor issued email concern regarding [11093] house construction exterior. Emails exchanged. Need to follow up regarding plans.
- Email received from member regarding support to convert tennis court to pickle ball and offer to help.
- [12033] tree reported fallen from MBR property on driveway

a.

*** END OF CONSENT AGENDA ***

5.

6. New and Continuing Business

a. Secretary

- a. Quick discussion on need to digitize MBR records

b. Violations nothing

c. Treasurer - Payment from property on which we were filing to force foreclosure received and processed.

d. President -

- a. Pool will close Sep-4th- Will give Chris / Ken a bit of a break

e. Legal - not present

f. G&M

- a. Phones for staff. \$1000K setup; plus \$150 per month for phone coverage.

- i. Jolie - adds that Hannah hasn't been super responsive to emails from her. Took a dozen emails to get a response.

- 1) Perhaps need to chat w/ her about this.

- 2) Rob says we want more information on specific plans.

- 3) Vote to okay getting phones but want more info on individual plans to choose from. Is it cheaper to get three phones under contract or three unlocked refurbished phones.

b.

g. Property Standards

- a. Discussion regarding variance request:[17007] wants to purchase and install septic in front 25' setback of [18002]

- b. [17007] joins and asks for a quasi guarantee on a future variance.

- i. We do not provide (future) variances before permitting is approved by county. Ben claimed that it might be considered utility and not construction- really?.

- ii. Arnost joins at 19:30ish

- iii. [17007] wants an answer from us by next week.

- iv. Discussion tabled so issue can be discussed with Legal and Insurance.

h. Hazardous tree on 14024 Shuksan Rim Drive - on member's lot.

- a. Apparently there was a Hazardous Tree list made... Ken made it... gave it to previous G&M Director who never passed it (and other info) on to new G&M Director.

a. Member at large

- a. Arnost is having Exchange problems. DSHill will synch with him offline. [ED NOTE: ISSUE RESOLVED w/ MSFT Tech Support.]

- b. He hasn't been able to make last two meetings, sorry.

- c. Clubhouse egress doors still need to be addressed.

- d. Access control issues for Clubhouse - system is failing and needs to be replaced.

- e. Card reader posts on front gate are getting damaged by trucks turning into Rim - too long for turn. Perhaps MBR needs to not allow tandem trucks on our roads? Conduits under

driveway at front gate are full of gunk. Need to lay new conduit. Arnost will synch this with Hannah. Board needs to understand work scope and proposed cost to address.

f. Arnost wants to say Jen did an awesome job on clubhouse.

b. Member relations -

- a. Wants money \$400 for social events.
- b. DSHill asks about keeping attendance so we know how many people are making use of these events; is this an efficient use of member money? Not answered.
- c. After spending 15 mins on this, Rob mentions that we already have \$400 budgeted for this stuff and asks why Dawn didn't check budget before discussion.
- d. Dawn isnt keeping spend records. Rob asks how to disburse funds against budget. Dawn will spend and submit receipts against budget.
- e. She said clubhouse locks at 21:00.... Needs to keep it open later if she has an event in there. [ED NOTE: IS CLUBHOUSE BEING PROPERLY CLEANED FOLLOWING THESE EVENTS? IF EVENT IS AFTER CLEANING PERSON IS SCHEDULED TO CLEAN, ARE EVENT ATTENDEES CLEANING UP AFTER THEMSELVES?]

7. Other

8. Date of Next BOD Meeting: Sep-15-2023@ 19:00. DSHill and Spand will not be present.

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to APPROVE Resolution discussed and approved during Exec Session to extend cleaning until next board meeting.

10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was resolved to Adjourn meeting @ 21:09

11. 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](https://us06web.zoom.us/join/88321703313?pwd=VW4reTdXUTJPOGRTOUx5WGJFYXZQT09)

Join Zoom Meeting

<https://us06web.zoom.us/j/88321703313?pwd=VW4reTdXUTJPOGRTOUx5WGJFYXZQT09>

Meeting ID: 883 2170 3313

Passcode: 934455

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