



Mt Baker Rim

Community Club

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2023 Annual General Meeting Notice

Date: Saturday, June 24th, 2023

Time: 1:30 p.m. (registration/setup starts at 12:30 p.m.)

Location: Held online using ZOOM

Details: You may view and download the extended version of the 2023 AGM information packet on our website: www.mtbakerrim.com

You are cordially invited to join the Mount Baker Rim Community Club's 2023 Annual General Meeting, which will be hosted virtually via the ZOOM platform. For security reasons, all participants must register BEFORE the meeting, then will be emailed instructions, including a secure meeting link.

TO PARTICIPATE:

1. Using your web browser, navigate to:
[Link not posted for security reasons. Email office@mtbakerrim.com for registration link.](mailto:office@mtbakerrim.com)
2. Register for the meeting by completing the web form.
3. Once registered, you will be directed to a confirmation page with your unique ZOOM link. This link will also be emailed to you. While multiple people from one property can register to attend the meeting, each requires a unique link. Please do not share this link with anybody; it is only good for one attendee.
4. On the day of the meeting, click your unique secure link from the email, or copy and paste it into your browser. Your computer will automatically launch the ZOOM conferencing platform. The email will also include instructions on how to attend by phone if you choose.

AGM VOTING:

While the ZOOM platform will be used for the meeting, the **ElectionBuddy** platform will be used for voting AFTER the conclusion of the AGM ZOOM meeting. Any issues requiring a vote of the full membership will be included on the electronic ballot, as will be the vote to fill any open board director seats. Your electronic ballot (ElectionBuddy link and secure key) will be e-mailed the day after the AGM (Sunday 6/25) to the member of record's email address. If you need to update this address, email office@mtbakerrim.com by June 1st.

Dear Mt. Baker Rim Community Club Members:

It's my pleasure to announce that Mt. Baker Rim's Annual General Meeting will be held on **Saturday June 24th, 2023, at 1:30 pm.** Please mark your calendars so you can join us!

The Board has chosen to hold this year's AGM online via the Zoom platform once again. I'd like to acknowledge that we know there are some members who would strongly prefer an in-person AGM, and your voices have not gone unheard. AGM planning begins in January and with all the unknowns on the clubhouse at that time, and the knowledge that it may not even be open until very close to the AGM date, it was just too difficult to predict things for this year. We appreciate your understanding. The board is discussing all available options for 2024 including the possibility of a hybrid meeting with both in person and Zoom options.

We are pleased to announce that there will be a gathering for owners at the clubhouse immediately following the AGM for those who would like to attend. Both beef and vegetarian burgers, as well as hot dogs will be provided. The details of this will be posted or sent out later. We hope you can attend!

All voting will again be online this year. Voting will start the day after the meeting has concluded and will be conducted using Election Buddy, the same way we have been doing it in recent years. The results will be sent out via email after voting closes.

We currently have 4 open seats on the Board.

2 current Board members will be running again.

David Hill (current secretary), &

Rheannon Schoephoester (me- current president)

We are both full-time residents who care greatly about our community. We have chosen, after much thought, to run again because it is important to us that MBR be well represented and taken care of.

Both David and I would really appreciate having your votes again!

We will also have two other board seats available.

Through this awesome little community, I have found two full-time residents who are also passionate about Mt. Baker Rim as a community and are perfect candidates for our Board. They both are highly qualified in ways that will be of great benefit to the community. They were recommended to me by multiple locals and have both stated that they would love to run for the Board at this time. I really hope you will give them your votes!

These are:

Brad Middleton &

Jolie Matkowski

The AGM is also another opportunity to hear from our members about their concerns or suggestions during the Member Comment Period. We would also like to remind you that these don't have to be saved up for the AGM. Members are always welcome to contact the Board any time of the year with your comments, and if anyone has questions or concerns, those should be directed to us in an email or written letter.

Here's a look at a few things the Board's been working on for the last year.

CLUBHOUSE REPAIRS

A large focus of the MBR Board over the last year has been the clubhouse repairs. These have taken an extensive amount of time for many Board members working together to keep the project moving along to completion. As most of you likely know, we discovered that the clubhouse foundation had sunk, and some repairs needed to be made. The sinking foundation caused issues with the plumbing, walls, and other aspects of the clubhouse as well.

The first phase of repairs consisted of raising the floor and fixing the structural issues. Many large holes were cut through the concrete inside and outside the clubhouse. Large support pilings were inserted into each of these openings and the voids were filled in with an injectable foam agent to support the empty spaces. The access holes were then filled back in with concrete.

During the second phase, there were required touch ups and some cosmetic updates added to spruce things up while work was already being performed.

The plumbing had settled causing blockages and other issues and needed to be redone. The Board decided that it was in our best interest to remove the plumbing from underneath the concrete floors and relocate it into the walls while we were having to work on it anyhow. This will make any future plumbing repairs far simpler and cheaper. There was one wall that had to be completely removed and rebuilt in the women's bathroom because it had separated from the floor and the sunken floors had to be leveled and resurfaced in the upper walkways, main staircase, & in both bathrooms.

While doing this work the Board voted and by majority decided to replace the toilets, vanities, mirrors, light fixtures, stall partitions, faucets, & shower heads. The Board also voted later and by majority decided to remodel the entire sauna by removing the cedar walls, benches, and floors and adding back in all new cedar walls and benches and making the floors concrete with removable cedar floor mats. By majority vote we also decided to replace two exterior doors with new ones.

One major focus when choosing new flooring, paint, and other color options of the remodel was to brighten up the clubhouse as much as possible. With it being an older building it was quite dark in some places and the lighter colors have really brightened it up and reflect light much better.

The clubhouse has taken many months and countless hours of work from contractors, staff, and volunteer Board members to complete. We hope that our members will once again gather to reconnect and get to know one another, and that it will create an increased sense of community in MBR.

GATE UPDATES

MBR continues to have problems with a select few members who choose to violate our rules regarding vacation rentals. We'd like to commend all our members that choose to cooperate and work hard to follow the rules and register their guests properly. Those who violate the rules are the minority not the majority. Because it continues to be a time waste for the Board and staff tracking down the few members who choose to defy the rules, we have voted and approved a new camera entry system that will be coming soon. This system will automatically track all those who are coming and going from MBR with license plate reading cameras. This will make fining abusers much simpler.

NEW REQUIREMENTS

For those of you who may not yet be aware, we'd like to make sure that everyone knows we have a few new requirements regarding vehicles in MBR:

- 1) All owners must now register their vehicle plate numbers in the portal. You can do this under the main page of your portal account just below your name and phone number.
- 2) All property managers AND owners who rent are now required to register all their business vehicles for themselves and their cleaners/ workers etc. This should be entered into the manager section of the MBR portal.
- 3) All Vendors/ repairmen are required to be registered with MBR if an owner is not onsite with them while they are at their home, unless they are a business who is privately registered with MBR holding their own gate cards registered in their business name by MBR.

WIFI ISSUES

Several Board members over the past few years have taken turns meeting together with representatives from Snowline, Snowater, Ziply Fiber, Port of Bellingham, Whatcom PUD, and many other resources to try and figure out a way to bring fiber internet services to Glacier. While we do not have this yet, these efforts have not been in vain. Collectively, hundreds of hours have been volunteered on this project and we get closer and closer every day. Grant money is slowly becoming available and MBR, as well as the other communities up here, are all well represented on these matters and continue to work away at it. Together, with Snowline and Snowater, we wrote a letter to congress representing all three communities and our hundreds of members to ask that they please address these issues. Things are heading in a positive direction in this regard, so stay tuned for more info.

Finally, I'd like to mention that there is much more that has happened over the last year, so please join us for the AGM to hear from each one of our Board members on what's been going on in their position.

I'm also excited to add that we have hired a new Community Manager, her name is Hannah McDermott. She will be joining us in May, and we are really looking forward to working with her. If you see her around the block, please take a quick minute to introduce yourself and make her feel welcome in our community.

We look forward to seeing you at the AGM!

Rheannon Schoephoester
President, Mt. Baker Rim Board of Directors

Email: President@Mtbakerrim.com

MEETING AGENDA

Registration and Q&A period at 12:30 PM
Meeting will be called to order at 1:30PM

- Adoption of order of business
- Introduction of 2022-23 Board of Directors
- Approval of 2022 Annual General Meeting minutes
- Directors' reports
- Waiver of Annual Audit
- Nominations of Board of Directors for Open Seats
- New business
- Member comment period (note- this is not a Q & A)
- Adjournment

BOARD DIRECTOR ELECTIONS CURRENT BOARD:

- Expiring Term- Rheannon Shoephoester (elected term ends June 2023)
- Expiring Term- David Hill (elected term ends June 2023)
- Unexpired term- Steve Pand (elected term ends June 2024)
- Unexpired Term- Ben Williamson (elected term ends June 2024)
- Unexpired Term- Rob Woods (elected term ends June 2024)
- Unexpired Term- Dawn Chaplin (elected term ends June 2024)
- Unexpired Term- Arnost Fronck (elected term ends June 2024)
- Unexpired Term- Brad Roberts (elected term ends June 2025)
- Interim Director- Jen Vinz

Open Positions:

2 Directors have expiring terms.

1 Interim Director's seat is up for election.

1 Director is resigning.

5 Directors have unexpired terms.

In keeping with past precedent, board director positions will be set at a special meeting following AGM (if needed), and in accordance with directors' skill sets and board consensus.

PROPOSED BYLAW AMENDMENTS

Language to be removed is noted with a strikethrough; proposed language is **bolded**.

Proposed Bylaw Amendment to Article IX, Section 6

Section 6. **Unless otherwise stated in this section,** ~~the~~ Board of Directors shall have the power to assess a fine not in excess of ~~current~~ **twice the** annual club dues per violation **per month**, plus all costs, expenses, and attorney's fees incurred, for violations of the ~~e~~Covenants, Bylaws, ~~R~~Rules and ~~R~~Regulations (**which includes Property Standards and Tree Policy**). ~~No fine shall be assessed without~~ **The Board shall** ~~providing~~ **provide** the alleged offender **with** ~~thirty (30) days'~~ written notice of the ~~intention to impose a fine, and giving~~ the alleged offender **may appeal the** opportunity to respond to the ~~complaint~~ **the violation** in writing **within 30 days following the issuance of the violation notice** ~~or in person at the next Board meeting~~. In the event that the ~~condition~~ violation that resulted in the fine is **related to a condition that must be remedied, the remedy must be completed within 30 days of the imposition of the fine, or not remedied in 30 days after the Board Meeting during which the matter was raised,** the fine ~~shall~~ **may** be assessed ~~daily~~ **each month** ~~and not~~ as a new violation until such time as the condition is brought into conformance with the Covenants, Bylaws, ~~R~~Rules and ~~R~~Regulations. Any fine(s) imposed shall constitute a "charge or assessment" as provided in this Article.

Proposed Bylaw Amendment to Article XIV, Section 9A & 9B

Section 9. PROPERTY RENTAL.

A. When a ~~residential~~ **Dwelling 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 **non-paying** immediate family members. (as amended June 29, 2021)

When violations of Mount Baker Rim Bylaws, Declarations, or Regulations are committed by renters, non-paying guests or agents representing the owner at Mount Baker Rim, the record owner(s) of the property/properties at which they reside will be ultimately responsible, and may be fined, for such violations. (as amended June 5, 2010)

B. “Commercial and business activity”, are established as impermissible in Mount Baker Rim in the Declarations of Protective Restrictions, but will exclude the following:

- (1) The rental of a ~~residential~~ **Dwelling Unit**
 - a) if the ~~residential~~ **Dwelling Unit** to be rented has been owned for more than one year, and
 - b) In the event that any record owner has any legal ownership interest in a second property, only one unit can be rented.
- (2) A portion of any ~~residential~~ **Dwelling Unit** can be used as a customary home office in accordance with local zoning laws.
 - a) The use of the home office is for resident owners only. No employees or clients are allowed to use the ~~residential~~ **Dwelling Unit** for business purposes under any circumstances. No residence or portion of any residence shall be rented for the operation of a business.

Proposed Bylaw Amendment to Article XIV, Section 10

Section 10. ~~Without prior approval of the Board, a travel trailer, motor home or recreational vehicle may not be parked on a member's developed lot for a period in excess of seven (7) consecutive days, after expiration of which period it must be removed. (As added June 14, 1998)~~ **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 members' property while in MBRCC.

	2022 Budget (Approved 2021 AGM)	2022 Actual Income/Expenses	2023 Budget (Approved 2022 AGM)	2024 Budget (Draft 2023 AGM)
Ordinary Income/Expense				
Income				
4010 · Members Dues	309,050.00	302,525.00	302,050.00	350,000.00
4011 · Dues for Reserve Fund (\$191/lot starting 2024)	11,037.50	11,037.50	21,575.00	82,500.00
Contributing Lots x Annual Dues Amount	(441.5 x \$725)	(432.5 x \$725)	(431.5 x \$750)	(432.5 x \$1000)
4012 · Credit Card Fee Recovery	3,000.00	1,728.31	4,000.00	2,000.00
4018 · Rental Income - Apartment	7,200.00	7,200.00	7,200.00	7,200.00
4030 · Members Interest	300.00	960.41	300.00	300.00
4050 · Member Lien Fees	400.00	2,000.00	500.00	500.00
4101 · Member Gate Card	1,000.00	1,470.00	1,300.00	1,300.00
4102 · Vendor Gate Card	1,000.00	2,445.00	1,700.00	1,700.00
4140 · Interest Income	3,000.00	1,695.22	2,000.00	5,000.00
4168 · Clubhouse Rental Income	350.00	-	-	-
4169 · Violations Income	1,000.00	15,525.00	1,000.00	10,000.00
4173 · Renter Fee Income	25,000.00	34,925.00	34,000.00	34,000.00
4175 · Transfer Fees	2,800.00	9,000.00	10,875.00	10,875.00
Total Income	365,137.50	390,511.44	386,500.00	505,375.00
Expense				
5000 · ADMINISTRATION				
5005 · Accounting Expense	9,000.00	12,100.00	10,000.00	10,000.00
5010 · Bad Debt Expense	2,400.00	1,121.60	2,500.00	2,500.00
5011 · Bank Service Charges	300.00	334.55	300.00	300.00
5012 · Credit Card Fees	4,000.00	3,720.46	6,000.00	4,000.00
5014 · Consulting Expense			495.00	495.00
5021 · Gate Card Expense	1,100.00	1,706.59	1,300.00	1,500.00
5024 · Annual General Meeting Expense	1,500.00	410.51	800.00	800.00
5025 · General Admin./Directors	1,500.00	1,317.61	1,500.00	1,500.00
5028 · Internet Access	1,000.00	1,717.69	1,000.00	1,700.00
5031 · Filing Fees	500.00	2,109.97	500.00	2,000.00
5032 · Attorney Fees	3,500.00	8,860.50	3,500.00	15,000.00
5035 · Licenses & Permits	700.00	836.09	700.00	850.00
5045 · Office Supplies	500.00	418.32	500.00	500.00
5046 · Postage	500.00	611.15	500.00	500.00
5047 · Computer Software	900.00	505.35	600.00	600.00
5050 · Social Functions/ Supplies	400.00		400.00	400.00
5060 · Training	300.00		300.00	300.00
5064 · Website Expense	1,050.00	975.35	1,050.00	1,050.00
Total 5000 · ADMINISTRATION	29,150.00	36,745.74	31,945.00	43,995.00
5120 · General Insurance	19,000.00	22,047.51	20,000.00	23,000.00
5200 · MAINTENANCE & REPAIR				
5210 · Clubhouse-Maintenance	1,200.00	876.40	1,200.00	1,200.00
5215 · Gate House-Maintenance	1,000.00		1,000.00	1,000.00
5216 · Office Maintenance	-		-	-
5220 · Gate/Security-Maintenance	1,500.00	1,995.90	1,500.00	1,500.00
5225 · Pool-Maintenance & Repair	1,000.00	6,353.60	1,000.00	1,000.00
5230 · Grounds-Maintenance	2,500.00	1,834.58	2,500.00	2,500.00
5231 · Roads-Maintenance/Paving	18,000.00	1,115.40	200.00	1,000.00
5235 · Compactor Maintenance	500.00		500.00	500.00
5240 · Tree Removal	7,500.00		5,000.00	5,000.00
Total 5200 · MAINTENANCE & REPAIR	33,200.00	12,175.88	12,900.00	13,700.00
5300 · SUPPLIES				
5310 · Other Supplies	200.00	821.17	1,500.00	1,500.00
5311 · Clubhouse Supplies	1,000.00	40.00	1,000.00	1,000.00
5320 · Pool Supplies	12,000.00	9,608.90	5,000.00	5,000.00
5325 · Tools	1,000.00	1,613.84	3,000.00	3,000.00
Total 5300 · SUPPLIES	14,200.00	12,083.91	10,500.00	10,500.00
5400 · TAXES				
5411 · Federal Unemployment Tax	400.00	180.91	400.00	400.00
5412 · FICA/Medicare	11,000.00	8,690.81	11,000.00	12,000.00
5414 · State Unemployment Tax	950.00	3,718.27	950.00	4,000.00
5415 · Labor & Industries	4,800.00	2,411.33	4,800.00	4,000.00
5430 · Property Tax - Gatehouse	76.00	154.19	76.00	155.00
5435 · Property Tax - MBR Lots	18.00	3,327.49	18.00	800.00
Total 5400 · TAXES	17,244.00	18,483.00	17,244.00	21,355.00
5500 · UTILITIES				
5510 · Telephone	4,000.00	4,408.86	4,000.00	4,000.00

	2022 Budget (Approved 2021 AGM)	2022 Actual Income/Expenses	2023 Budget (Approved 2022 AGM)	2024 Budget (Draft 2023 AGM)
5515 · Garbage	17,000.00	18,193.39	17,000.00	18,500.00
5516 · Recycling	15,000.00	14,930.69	15,000.00	15,000.00
5520 · Gate House-Power	3,000.00	2,673.26	3,000.00	3,000.00
5525 · Clubhouse-Power	5,500.00	5,633.66	5,500.00	5,500.00
5530 · Storage Shed-Power	300.00	215.61	300.00	300.00
5535 · Gate House-Water	350.00	300.84	350.00	350.00
5537 · Propane	7,500.00	5,515.05	5,000.00	5,000.00
5540 · Clubhouse-Water	800.00	581.15	800.00	800.00
5545 · Clubhouse-Wi-Fi Internet	1,000.00	2,081.17	2,320.00	2,320.00
5550 · MBR Lots- Water		97.32		100.00
Total 5500 · UTILITIES	54,450.00	54,631.00	53,270.00	54,870.00
5600 · VEHICLE/EQUIPMENT				
5610 · Fuel	4,000.00	6,492.00	5,000.00	7,000.00
5615 · Maintenance & Repair-Vehicles	2,500.00	12,189.13	2,000.00	5,000.00
Total 5600 · VEHICLE/EQUIPMENT	6,500.00	18,681.13	7,000.00	12,000.00
5700 · WAGES & BENEFITS				
5716 · Wages - Community Manager	60,000.00	24,212.62	60,000.00	75,000.00
5720 · Wages-Bookkeeper	21,000.00	19,249.65	23,000.00	23,000.00
5721 · Wages-Office Manager (N/A)	10,600.00		-	-
5725 · Wages - Groundskeeper	41,800.00	51,692.13	45,760.00	53,000.00
5726 · Wages PT Groundskeeper	6,800.00	26,081.72	40,000.00	25,000.00
5727 · IRA Contribution	1,500.00	2,037.14	3,200.00	3,200.00
Total 5700 · WAGES & BENEFITS	141,700.00	123,273.26	171,960.00	179,200.00
Allocate internal labor for capital projects			(40,000.00)	
6560 · Payroll Expenses	2,100.00	2,030.25	2,500.00	2,500.00
Operating Contingency	11,000.00		10,000.00	10,000.00
Total Expense	328,544.00	300,151.68	297,319.00	371,120.00
Net Ordinary Income	36,593.50	90,359.76	89,181.00	134,255.00
Other Income/Expense				
Other Expense				
8065 · Charitable Contributions	500.00		500.00	500.00
8070 - Operating Reserves	36,000.00	40,962.50	46,000.00	82,500.00
8600 · Depreciation Expense				
8200- Federal Income Tax		630.00	800.00	800.00
8515 · CAPITAL EXP. C.H. Improvements		91,073.38	see reserve study	see reserve study
8515- CAPITAL EXP- OPS wages from 5700			40,000.00	
8530- CAPITAL EXP- New Equipment		16,097.29		
Total Other Expense	36,500.00	132,665.88	87,300.00	83,800.00
Net Other Income/Expense	(36,500.00)	(132,665.88)	(87,300.00)	(83,800.00)
Net Income	93.50	(42,306.12)	1,881.00	50,455.00
Reserve Fund Sources:				
Reserve Fund Dues	11,037.50	11,037.50	21,575.00	82,500.00
Budgeted Operating Surplus	24,962.50	29,925.00	24,425.00	0.00
	36,000.00	40,962.50	46,000.00	82,500.00

Based on most recent reserve study dated 1-10-2023*, the recommended total annual reserve contribution for a Fully Funded Model is \$82,500. The Fully Funded Model incorporates funding parameters that seek to reach 100% funded at year 30 reserve study limit. The recommended dues increase allows for this increased annual reserve contribution.

* Reserve study available at www.mtbakerrim.com/2023-agm or by emailing office@mtbakerrim.com