

**MT. BAKER RIM COMMUNITY CLUB MINUTES  
BOARD MEETING OF January 20, 2017**

Meeting called to order at 8:05 p.m. by Lida Vacek, Vice President, it being determined that a quorum of the Board was present.

**Directors present:** Lida Vacek, Vice President; Dawn Chaplin, Director at Large; Ed Keller, Violations Director and Treasurer; Peter Berow, Property Standards Director; Mark Ablondi, Legal and Insurance; Roy Graham, Member Relations; David Hill, Grounds and Maintenance; Sally Hewitt, Interim Secretary.

**Directors absent:** Phil Hobman, President.

**1. Approval of November 19, 2016 Board Meeting Minutes**

ACTION: Discussion of minutes. Lida Vacek moved to approve the November 19, 2016 Board meeting minutes. Seconded by Dawn Chaplin. **Motion passed.** Minutes approved.

**2. Correspondence**

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

ACTION: Ed Keller explained that Sally Hewitt offered to be interim Secretary until the AGM vote. Lida moved. Dawn seconded. **Motion passed.** Sally Hewitt is the interim Secretary.

**3. Directors' Reports**

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

**a. President**

**b. Treasurer (Report on File)**

Ed Keller said MBR is in good shape, the 2016 revenue exceeded expectations, and he made a deposit to First Federal of an amount over MBR's designated reserve balance of \$211,146. Kristen Lee, former MBR Board member, looked at our invoice capability online. In the future, Angela will be able to generate invoices online which would make office work easier and free her up for other duties. MBR would like to go paperless: we have the ability through QuickBooks and can do it on our website with PayPal. Individual member's invoices would pop up, and we'll be able to pay online. Currently, we're spending too much time printing, mailing invoices for rental fees, etc. We're moving forward on this, but we're basically still at the research stage. The end-of-the-year letter asked for members' contact information and email addresses. This online invoice opportunity will be only for people who want to pay bills online. A big thank you to Angela for her extra time working on this and other projects!

Roy Graham asked why the dues are showing up in brackets. Ed Keller said it's because some members pay monthly and have credit balances in 2016 until the final payment in January reaches the total dues amount. These monthly dues payments are not part of operating funds until they appear in 2017 as dues income. As of the end of December, we'd received over \$70,000 in early dues payments.

### **c. Legal and Insurance (Report on File)**

Mark Ablondi said George Stratis wants to Quitclaim 2 lots to MBR (19060 and 11003) and Mr. Stratis asked if he would receive his dues back after outstanding costs are covered (pro rata). Ed Keller responded: we need Board approval before we can say MBR is willing to accept a Quitclaim. Mark Ablondi told Mr. Stratis he should bring it to the Board in a formal letter. Roy Graham suggested we should ignore it until he comes to a Board meeting or sends a letter. Mark Ablondi said Mr. Stratis's only concern was if he would get his dues back. It could take a long time to have costs covered, as MBR would be on the line for taxes, water district bills, liens, filing fee for the Quitclaim, etc. Ed Keller said Mr. Stratis hasn't paid his 2017 dues yet and thinks we can go through the process if there are no liens and no other costs. First, Mr. Stratis needs to pay dues on all 12 lots. Roy Graham asked if we have a formal request from Mr. Stratis. Mark Ablondi said no. He's paid all his dues except for 2017.

It was decided to delay this issue until February when Phil Hobman is back. MBR needs a formal written request from George Stratis.

### **d. Grounds & Maintenance (Report on File)**

Allison and Ken drove over 700 miles plowing in December, wore out 3 snow and flathead shovels, and used 100 pounds of salt melt for the walkways! They spent a lot of time shoveling and ice breaking, sawing through frozen berms blocking clubhouse pool doors and sliding glass doors, etc. A huge amount of thanks to Allison and Ken for jobs well done! We're all very appreciative!

David Hill and Allison Reimer suggested MBR should consider hiring a street sweeper in spring to get rid of the excess sand. Would improvements to the plow be important? Allison said no.

### **e. Property Standards**

Peter Berow said there was nothing to report due to snow and ice.

### **f. Violations (Report on File)**

Ed Keller stated Mark Waterbury (13026 Welcome Rd.) needs to submit proof of current registration and insurance for his parked BMW. Should we go ahead with fines on Mr. Waterbury? Additional fines are due to be billed as he has not responded for over 60 days. David Hill asked what do we do with snowbirds? Do we fine people who don't follow our rules? Roy Graham responded: we all have to follow rules, if you want to store your vehicle, there are places for that, or license and insure your vehicle. Our rules are clear: unlicensed and uninsured cars must be in garages. Mr. Waterbury's car has no registration tabs. Roy said we must fine him again. All he needs to do to avoid fines is submit proof. Action: MBR will send him another letter.

### **g. Member Relations**

Roy Graham reported MBR has four new members/families, but he doesn't have their contact information yet. Dawn Chaplin stressed it's important new members read their packet to know MBR rules. We're not sure if realtors still give MBR New Member packets to new buyers. Roy thanked Ed Keller and Allison Reimer for keeping members up-to-date with news via NextDoor. He hopes all members join NextDoor.

#### **h. Director at Large/Social Director**

Dawn Chaplin said 38 people attended the New Year's Eve party. It was a fun and successful evening. Next year, more members will know about it since we're starting the tradition again. Allison commended Dawn and her committee on their great job cleaning up. Dawn announced there will be an event for families on Feb. 11 — she'll release more information about the event soon.

#### **4. Unfinished Business**

a. Re: 18030 Welcome Road. Ed sent out information to Board members about older mobile homes in MBR. We each own our lots here and we would set ourselves up for legal action if we determined a dilapidated structure should be removed. (We cannot remove a derelict structure without the Whatcom County Health Department or another agency condemning the structure.) The concern is that someone will come in and buy an unsightly mobile home to live in because it's an inexpensive property. No bank is going to give a loan on this property, so a prospective buyer would have to pay cash for the land value. Allison Reimer said in 2016 we sent the owners a letter stating their place does not meet MBR's Minimum Property Standards. It was determined MBR would send a letter in 2017 stating this property does not meet MBR's Minimum Property Standards. A new buyer would be made aware of these letters.

#### **5. New Business**

a. ACTION: Discussion about the date of the 2017 AGM meeting. It was decided the AGM will take place on June 10 this year.

b. The MBR Board will read over the 2016 AGM minutes and discuss any corrections at the February Board meeting.

c. ACTION: David Hill said we need backup staff for Angela in the office. Ed Keller said Angela can't work more hours than her current 24 hours per week. Our budget allows for 32 hours per week at Angela's pay scale. Angela and Allison will interview a person to work with Angela 12 hours per week at a smaller salary: the hours would be Friday afternoon and all day Saturday (during MBR's regular office hours). This will give Angela one day to work without interruption.

Dawn Chaplin would like the office to be open on Sunday, but no action was taken regarding this.

#### **6. Meeting Adjourned: *Meeting adjourned at 9:05 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, February 17, 2017 at 8:00 p.m. in the clubhouse.

Signed:

\_\_\_\_\_

Dated: \_\_\_\_\_

MBRCC Board of Directors  
Print Name and Title: \_\_\_\_\_