



Mt Baker Rim

Community Club

Dear Mt. Baker Rim Community Club Members:

It is my pleasure to announce that Mt. Baker Rim's Annual General Meeting will be held on **Saturday June 21st, 2025, at 1:30 pm** over the Zoom platform. Please mark your calendars so you can join us! Sign in will begin at 12:30 pm.

At this time, we do not have the volunteers needed to be able to hold a BBQ or similar event after the AGM. However, the clubhouse is always open for our members, so we hope you feel free to wander over there afterwards with your own snack or beverage and get to know one another. If you are interested in volunteering to help on a social committee for MBR, please email our office at: office@mtbakerrim.com.

VOTING

All voting will be done electronically using Election Buddy just like the past few years. Voting will begin the day after the meeting has concluded and the results will be sent out via email once it's completed.

OPEN SEATS

We will have 2 open seats on the Board

We have had one vacant seat all year long, which is the treasurer's position, so if you know someone who has experience with accounting, bookkeeping, or treasury we could really use them for this important role! We also have one expiring seat which is currently the violations chair. We thank Brad Roberts for his time and efforts for the last 3 years.

Cameron Byrnes

Cameron just joined our Board as an interim director in May. He is quickly learning the ropes and will be running for an elected seat on the board at this AGM. Cameron has a lot of experience in managing employees. He currently has a full-time position at WWU overseeing the outdoor maintenance team and would be great for helping with MBR's grounds staff as well. We hope you will consider giving him your vote so we can secure a term for him. His bio with a little information about himself is attached.

We have also had 3 other members graciously volunteer to join the board as well. These are:

John Jochim

Brett Sorrell

Hamed Mortazavi

We really appreciate all three of them for offering their time and service to the board. Their bios will also be attached.

RUNNING FOR THE BOARD

If you are interested in running for the Board, please submit a bio to Laura at books@mtbakerrim.com. Please note - when you run to be on the Board you do not run for a specific position. After the AGM is finished, and voting closes, the Board holds a private meeting and decides who is most qualified for each position and assigns them.

MAKING YOUR OWN VOICE HEARD

The AGM is an opportunity to hear from our members about their concerns or suggestions during the Member Comment Period, but please remember you can share these all through the year by joining a monthly board meeting or emailing our office. You're always welcome to email me while I'm on board, I value feedback from our membership. Thanks!

Rheannon@mtbakerrim.com

Here's a look at a few things the Board's been working on for the last year. All of this and much more will be discussed in detail at the AGM, so please join us there!

NEW BYLAWS

There are two proposed wording changes for our Bylaws.

- 1) The first requires all new Board members to sign the "Directors Code of Conduct" within 20 days of being elected or the election results for that director become void and the position is vacated. All Board members are currently asked to sign this; however, the Bylaw change requires it must be done, and within the given time frame.
- 2) The second Bylaw change gives the Grounds and Maintenance Director sole authority over some staffing decisions. It also gives the authority to solely place grounds staff and managers on paid leave without a board vote or discussion if they feel there might be a zero-tolerance incident at hand. The Board would then have to vote and discuss the best path forward together. Currently our Bylaws require decisions to be considered and reasoned on by the whole board and voted on in a meeting by a majority, or if they are serious they can be passed quickly in email if the decision is unanimous, requiring Board members to make decisions together.

CARD AUDIT

Last year we conducted a large audit of the MBR gate cards and fobs. This was a tremendous undertaking and took countless hours. Hannah McDermott, who works in our office handled the brunt of this task and painstakingly organized our database, met with members to hand out new cards, removed old, lost, damaged, and missing cards from the system, and reorganized the whole thing. She did a beautiful job, and I'd like to thank her very much for all her hard work on this overwhelming task.

GATE UPDATE:

The new gate system and cameras are installed and ready to go. The big question we have heard from members is if their current gate cards/ fobs will still work when they arrive. Right now, the answer is yes, and we intend to do our best to get all members access to the new gate before shutting off the old system, and warning everyone in advance of switching over.

THE PLAN:

A detailed email was mailed out recently explaining where we're at in this process. In case you missed it (please let our office know if you did) here's a brief summary.

The plan for transitioning to the new system is as follows.

Each member will be given at least one mobile credential that can access the gate through their mobile phone by simply holding it up to their car window when they pull up to the gate. If you prefer not to use your phone that's alright, this is just to help ensure everyone continues to have some form of access to their property during the transition. Details on how to obtain this credential will be emailed out in the weeks ahead.

We also have packages prepared with new smartcards for each lot. You should receive the same number of new cards as you currently have active in your name. We will share a list of hours our office will be open so members can pick these up. Once we feel we have done our best to get access to all members we will alert everyone of a date for the old system to be shut down and the new one to take over.

Please make sure to check the portal and have your email address and contact information up to date so that we can contact you for this project!

PLEASE ADD THE FOLLOWING EMAIL ADDRESS TO YOUR CONTACT LIST:

No-reply@acresecurity.cloud

This will help ensure you receive the email with your mobile credential.

IN REGARD TO RENTING

Some Board members have voted to require all short-term renters to only be able to use phone credentials to access the gate in the future. While the kinks of this still need to be worked out, there are a few alternative options for the meantime to ensure members who rent their homes still have access for their guests. Further details will be shared once they are available. We hope to eventually automate this with the portal to make this an easier process.

Currently the details are still being sorted out to determine how we can deal with the following issues.

How members will be able to continue:

Accepting bookings on short notice from the large portion of guests who book just a day or two before arrival, or even on the same day.

Accepting guests who will pick up a rental car and don't know their plate # in advance; must drive a different car than initially expected, or purchased a new car that doesn't yet have a license plate number.

Extending guests' stays on short notice while they are here.

And how to accommodate a guest who doesn't have a cell phone.

We will continue updating the membership as we have more information, and we thank you for your patience while we sort out the best path forward.

IN CLOSING

Please join us for the AGM to hear from each one of our Board members about what's been going on in their position.

We look forward to seeing you at the AGM!

Rheannon Schoephoester, President, Mt. Baker Rim Board of Directors

Email: Rheannon@mtbakerrim.com

MEMBER BIO'S

Cameron Byrnes

My wife and I are full time residents at MBR. I currently work for WWU overseeing the outdoor maintenance team consisting of 10 gardeners, a gardener lead, 6 utility workers, a Storm Water Control Tech, an Irrigation specialist, a Natural Resources Specialist (Arborist), Pest Biologist and Mason. I also oversee small works contracting with local and regional contractors and work along side our capital development team to oversee contractors during new construction projects. I have a background as the Underground Construction Supervisor for FTE networks, a 5G and fiber installer in the Greater Seattle area as well as previous leadership roles with home builders, ski resorts and commercial landscape companies. I grew up working on local farms in rural NY outside of Buffalo. Lived in VT and CO before meeting my wife and moving to the PNW. I would like to offer my time and skills to our community if they are wanted. Thanks,

Brett Sorell

Brett Sorrells is the founder of *Telogistix*, a Denver-based telecom consulting firm specializing in infrastructure deployment and vendor management. With over two decades in the wireless industry, Brett brings deep operational experience and a practical, field-based perspective.

Originally from Columbus, OH, Brett and his family discovered Mt. Baker area while attending graduate school in Vancouver, B.C. in the year 2000. Brett and his wife Kathryn have owned a home in the Mt. Baker Rim community since 2007 and is a frequent visitor to the area for hiking, skiing, and backcountry adventures. An avid outdoorsman, Brett blends his love for the mountains with a strong commitment to professional service and industry ethics.

He is currently serving as Secretary of the Colorado Wireless Association for the past five years, where he's been an active and engaged contributor to COWA's initiatives. Brett is now interested in expanding his service to the Board in the role of Violations, bringing a fair-minded, transparent, and proactive approach to upholding industry standards and community trust.

Thank you,
Brett Sorrell

Hamed Mortazavi

I'm Hamed Mortazavi, a resident of MBR since 2023 and a PSIA ski instructor on the hill. My day job is a data engineer, specializing in automation. My wife and I live in the Rim part-time, and since we bought our cabin, we've only missed a handful of weekends in our little paradise. Our two dogs love to run in the field by the clubhouse and bark at every dog that walks by our cabin.

I am currently a member of the HOA board for my condo in Seattle, and here are some things I've tackled on behalf of my neighbors:

I created a website for the community and helped to streamline communications, all at no cost to the residents.

I like getting into the weeds of HOA financials, and I found an error in the community's reserve study that needed to be corrected by the reserve study company.

I reached out to multiple vendors to request estimates for overdue building repairs and am now working with my fellow board members to create a long-term maintenance plan that is appropriate for the community's size and fiscal situation.

I believe in transparency, and I advocated successfully for board meetings to be open to all residents.

I would like to apply my skills and experience as a member of the MBR Board. I've studied MBR's latest reserve study, so I already have some understanding of where things stand and what else needs to be done. And, I'd like to help with updating MBR's website.

Thanks for considering me.

John Jochim

I would like to volunteer for the HOA Board this year. I bring over 20 years of experience in Property Management and HOA Management, and currently own a real estate company in Seattle that specializes in both. In addition, I operate a supporting maintenance company, giving me hands-on experience in vendor coordination, property upkeep, and project oversight.

As a homeowner and member of this community for the past eight years, I'm invested in its long-term success. I believe my industry expertise, leadership background, and practical knowledge would be valuable assets to the Board. I'm committed to supporting clear communication, fiscal responsibility, and proactive management.

Thank you for your consideration.

John Jochim