

MBR Board Meeting November 2024

Monday, November 25, 2024 11:40 AM

Friday, November 15, 2024 @ 19:00

[Link to meeting at end of note.](#) - NOTE: THIS IS A NEW INVITE FOR 2024

AURAL HYGEINE: FOLKS NEED TO KEEP THEMSELVES MUTED UNLESS THEY HAVE THE FLOOR. THIS PARTICULARLY APPLIES TO BOARD MEMBERS.

FOLLOWING OUR RULES, THE MEMBER COMMENT PERIOD IS FOR MEMBERS TO PROVIDE THE BOARD WITH COMMENTS. THIS IS NOT Q&A OR TIME FOR BOARD RESPONSES TO MEMBER QUESTIONS. MATERIAL DIALOGUE WITH Q&A NEEDS TO HAPPEN OVER SNAILMAIL OR EMAIL.

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, the MBR November 2024 Board Meeting is commenced @ 19:00
2. Present:
 - a. For the Board: dshell, Rheannon, Jolie, Deborah, Brad; Steve as previously indicated has a conflict and is unable to attend.
 - b. Members: [18028]
3. Consent Agenda Items
 - a. Treasury, Financials -
 - a. [2024 Monthly Financials Sharepoint](#)
 - b. [2023 Annual Financial Statements](#)
 - b. Secretary, minutes - already approved in October-19, 2024 email; ratification during discussion. [\[MBR Board Meeting October 2024\]](#)
 - c. President - n/a
 - d. Legal - n/a
 - e. Violations -
 - f. G&M - n/a
 - g. Property Standards
 - a. Approved hazardous tree removal by consensus between owner, PSD, and CM
 - i. [17012]-3 trees approved. She thinks they are on neighbors or rim property.
 - ii. [12009]-4
 - iii. [22015]-1
 - iv. [19016]-3
 - b. General development Permit updates:
 - i. [17023] - approved closure of general development permit for replacing septic in the same location.
 - ii. [11093]- approved gen dev close out. They added 8x10 hot tub concrete pad without permission but owner calculated and sent update that impervious surface remains

less than required 20%

- iii. [11074]- walked for gen dev closure. Could not close because privacy trees not planted. Discussed with owner and they agreed they will plant before close out. They did remove the bark incorrectly installed at roadway.

c. Hazardous tree notifications:

- i. [19055] - re-notified member with new haz tree letter. Jan 13, 2025 deadline.

d. Items of note for the board:

- i. [12031/32] -
- ii. [18001]- replacing windows, sliding doors, and decks all in kind over next couple months. Completed planting and graveling driveway.
- iii. [19016]- doesn't want pickleball on tennis courts, wants them to remain tennis only

e.

h. *** END OF CONSENT AGENDA ***

4. New and Continuing Business

a. Treasury/Secretary -

- a. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, the October 2024 minutes approval by email are ratified by the board.
- b. Update on Security and Surveillance Access Control project (a/k/a new gates, cameras, and door locks).

- i. Three vendors contacted, only one submitted proposal.
- ii. Proposal, attached, below, and here: [Review Items - Default \(sharepoint.com\)](#)



iii.

MBRCC
Surveillan...

- iv. Cost, before taxes, etc, approximately \$90K.
- v. We have \$450K of CDs coming due that can be used to fund this.

<i>Details removed for security reasons</i>

- vi. I still recommend we consider a special assessment to recover these costs, along with dealing with the expenses related to aligning with Washington Uniform Common Interest Ownership Act (WACIOA), and the pool expenses that we expect to incur shortly.

vii. Big open issue: timeline for Ziplly to light up their system??

- 1) Ed Note: Confirmation from Gateway Controls that if we need to install and rely on Starlink until Ziplly turns on Fiber @ MBR, this will be okay. Retrieving video over air will be impacted, but all gate operations will work fine. [Ed Note: Ziplly is not necessary for Security side of the equation; lack of broadband will only impact quick downloading of camera video.]

b. President - n/a

c. Legal -

- a. David will fill you in on the e-filing system we have chosen to use to comply with recent legislative mandates for document storage and retrieval.
 - i. Implementation cost ≈ \$4,500, one time cost
 - ii. Annual subscription fee ≈ \$5,100

- iii. Company name
 - 1) S/W package vendor = iManage - subscription provider
 - 2) Implementation vendor = Livewiretechnologies
- iv. Recommendation: acquire and move forward.

- b. Legislative changes have recently been made which will have a huge impact on MBRCC.
 - i. [Chapter 64.90 RCW: WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT](#)
 - ii. While the legislation does not take effect until 2028, The current section of the RCW that applies to us will be repealed.
- c. The legislative changes will require is to have all our documents updated by outside counsel. I would anticipate approximately 20 hours of time for such a project. In addition, the costs to members will most likely increased dues in order to comply with the new legislation.

I don't see how our Board can functionally administrate this community under the new statues and our current documents.

- d. Violations -
 - a. Propose we modify fine for running gate to allow "up to \$200" Motion to change from up to \$50 to \$200.
 - b. Twenty violation letters went out yesterday, no update tonight. Needs more time to close out.
- e. G&M -
 - a. Still waiting on Fish and Wildlife (F&W) to respond on levee issue. [Ed Note: Whatcom County, Game Fish and Wildlife and Army Core of Engineering are not on the same page w.r.t. how plant growth on levee needs to be managed.]
 - b. MBR Lot and perc test (lot of Glacier Rim Drive, west of Clubhouse) - she will get back on this following her knee surgery. She will call septic guy to schedule perc test. Suggested JW Septic. Shannon's son can do backhoe work.
- f. Property Standards - Items for discussion by the board.
 - o Hazardous trees - document how to evaluate trees for ownership without survey (any past practice?)
 - o What is the best practice here. Person she contacted with hazardous tree has pointed out that there are dead trees behind her lot that she believes are on MBR property (or other owners).
 - o Question is how are trees between lots addressed? Who covers survey costs if needed?
 - o [11074] Alpine. Rented before development permit approved. They believe county occupancy permit is sufficient to meet obligations to Rim. MBRCC Gen Development Permit result signed off. Has to be closed for 12 months to rent. They claim that 12 months after County Occupancy Permit. Need to investigate this and revert to member. MBRCC standards are more stringent than county's.

5. Other

- a. Will spend ~\$10/ weekend for hot cocoa on Saturday nights in January in clubhouse. Brad to manage. Multiple families who've coordinated doing KOMO kids on the same schedule.

6. Next BOD Meeting: Friday, January 17, 2025 @ 19:00

7. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, Exec Session begun @ 19:45

8. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to return to regular session Regular session @ 20:28

9. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to ratify decision on Steve Hamilton hire.

10. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, it was decided to ratify

decision on staff bonuses for 2024.

11. UPON A MOTION DULY MADE, SECONDED AND CARRIED WITH NO OBJECTIONS, MBR November 2024 board meeting Adjourned @ 20:30.
12. ZOOM LINK
Mt Baker Rim Community Club is inviting you to a scheduled Zoom meeting.
david.hill@mtbakerrim.com is inviting you to a scheduled Zoom meeting.

Topic: MBRCC Monthly Board Meeting 2024

Time: Jan 19, 2024 07:00 PM Pacific Time (US and Canada)

Every month on the Third Fri, 11 occurrence(s)

Jan 19, 2024 07:00 PM

Feb 16, 2024 07:00 PM

Mar 15, 2024 07:00 PM

Apr 19, 2024 07:00 PM

May 17, 2024 07:00 PM

Jun 21, 2024 07:00 PM

Jul 19, 2024 07:00 PM

Aug 16, 2024 07:00 PM

Sep 20, 2024 07:00 PM

Oct 18, 2024 07:00 PM

Nov 15, 2024 07:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: https://us06web.zoom.us/meeting/tZAsd--gpzkoH9CnNmjP_E-8zOVV537nNRqi/ics?icsToken=98tyKuGsrzssEt2XshyDRpwIBYigM_zxmHpBgvp-sjHoCRBsR06uLM10BOcsR9b-

Join Zoom Meeting

<https://us06web.zoom.us/j/84106892254?pwd=KSijBQ2nzcstsGLaijtI4mck4b4qgB.1>

Meeting ID: 841 0689 2254

Passcode: 150402

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