

MBR Board Meeting March 2021

Friday, April 16, 2021 10:43 AM

March 19, 2021

1. Present
 - a. Board: Rip, me, Lisa, Sheri, Chris, Ben, Rheannon, Josh, Steve
 - b. Staff: Laura
 - c. Members: [12028], [13022], [11094]
2. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR March 2021 Meeting Commences @ 7:01
3. Treasury Report - Chris (he has to leave early)
 - a. Legal full costs not entirely reflected in financials he released today due to billing cycle.
4. "In-Person" Member Questions
 - a. [12028] wants to know how to ask for a variance... he bought 12028 last week, and wetlands make building difficult; he says purchased for very high price; Lisa highlighted restrictions. Wants to just understand the process and how to go about doing this properly w/in guidelines and rules. He wants to get MBR permit before county permit. Recommended that he get survey ordered and then submitted. Mark will ping me by email for a copy of a well done survey. I will send it to him.
 - b. [13022] - She is getting married. Would like to use clubhouse and/or berm area for reception on Saturday over labor day weekend. 100 +/- people. Tents. Rheannon outlines how Allison/Doug used the space. Ben mentioned Zoe and Aaron. She will pin details down and work w/ Laura / move forward.
5. Approval of Minutes: February 2021. Minutes not voted on due to one member not liking what is written. [Note: minutes are simply meant to reflect what was discussed during the meeting and are not a judgement on the content of those discussions.]
6. Outstanding Member to Board Correspondence: none. [Laura]
7. Directors' Updates / Reports
 - a. Property Standards -
 - a. [11068] drainage problems on whistler lane. To be worked through w/ Ken.
 - b. [12017] Wants to take out trees before outlining construction.
 - c. [12040] RV for one week. Rheannon to check?
 - d. [14026] Remove trees / and then want to resurvey lot after tree removal
 - e. [14028] Culvert / drainage issues. Dev might require addressing drainage issues. Ben will research / check out. [Note: drainage may become a serious issue if people start to cover/pave increasing percentages of their lots, with costs to address potentially falling on MBR membership.]
 - f. [14041/42] - heads up to potential drainage problems. Owner appears to not believe they need to join lots [unclear?]
 - g. [14051] - not building until 2022, but want to clear out some bad trees and put in driveway. Ben to inform the, that once they start construction, the clock starts ticking.
 - h. [15028] - shed placement. Has permission from neighbor; it is a moveable / temp structure; matches architecture of house; remove when they sell property.
 - i. [16021] - staked out, waiting on permit from county.
 - j. [16036] - tree that half fell on Magenta Widner and Mark Rickard's truck/shed... Ben is okay with what has happened (remaining top/snap removed).
 - k. [18005] - Member damaged a Rim tree w/o permission. Between 18006 and 18005 - really damaged tree. Steve says there is a statute of 3x cost. Language to be reviewed between Steve to Sheri and Rheannon, and then determine next steps.
 - l. [18024] - Current: a single wide w/ a separate shop. They want to remove the singlewide

and turn the shop building (w/ additional construction) into an approved residence. They will get surveyed and mark the corners. We do not yet have a construction deposit.

- m. 19031 - need to outline future work (unclear as to that work).
- n. 22001 - shed, want to move existing (mobile) shed a bit, but within the setbacks. Do they need a deposit? No, if not heavy equipment
- o.

b. Grounds & Maintenance

- a. Ken has taken on 7 day per week patrols
- b. Repairs to clubhouse; Rip has put this in written report. Repair list went to Tex, but the submissions Tex gathered from vendor have vanished. So, soffit work and siding work; railing work as well. Will need to get submission redone.
- c. What to do with western side of clubhouse; path down to field. Should this be improved to make the hill more manageable?
- d. Ken has been filling pavement holes; landscaping at entry way; what will we do with paving future stuff? Also, create an inventory of lots w running water to creek (what to do w/ remaining lots that might be absorbing this water).
- e. [17017] has a shed that has been put into drainage. To investigate.
- f. Ken wants to do haz tree course (this was already approved last meeting); also wants to do pool course. Mark Rickard told Rheannon that the haz tree course has been cancelled again for 2021. Rip to manage.
- g. Tree clippings / stumps / and other junk at the a-frame. Ken has the barrier up to prevent unapproved dumping. Let's come up with a plan to allow folks to dump stuff at the a-frame until we come up w/ a way to deal with the refuse. Maybe tell folks that they need to deal with their brush on their own. Sheri says DNR has offered to provide collection and chipping services... they wanted to do this in Feb, but G&M will need to go back to them to do this. Lisa asks about purchasing a commercial chipper... apparently these cost about \$15K-\$20K; so, no. Snowline has a commercial chipper. Why not ask Snowline if we can chip in operating costs, but use their chipper. We will change sign to no dumping for the time being, but allow composting of leaves and stuff?? Steve suggests we ask Staff (Ken) about what we should do here. [Rheannon] Just allow leaves for now.... Rip will work with Ken to sort out.
- h. Speed bumps - on Shuksan Rim Drive leading to hill towards Glacier Rim Drive. Perhaps install stop signs on Shuksan @ Alpine and create a four-way; put in a speed bump half way between Cedar Circle and last cul-de-sac going downhill. Should we ask members what they want?
 - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: install a four-way stop sign at Shuksan and Alpine and a temp speedbump at 11034.
 - i. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR would enroll Ken into recreational pool management school.
 - j. Job descriptions - Lisa thinks we need to prioritize this. So, let's give everyone a chance to read the JDs and comment/edit them on Teams.

c. Member Relations - Sheri

- a. Preview of MBR website architecture/data structure, management, etc.
- b. She will add dshell as admin / send out invites

d. Violations - Rheannon - PUNT do to time constraints.

e. Legal & Insurance PUNT do to time constraints.

8. Continuing Business

- a. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: Spot bonus for Ken for his efforts to step up during lack of main caretaker plowing is approved. Laura and Chris will execute.
- b. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR would

provide [14008] with MBR owner a printed contact list (name, address, listed phone numbers).

- c. Hiring - Will form a subcommittee on driving this: Lisa, Rip, david. Process = close out job descriptions.

9. New Biz

- a. Pool / Clubhouse

- a. Laura will look into what it would take to create signage to open the pool.
- b. Sheri-Lisa will work together to draft language saying we will not be open before Memorial day, but we will keep everyone informed about what we are thinking. Maybe include description of what it will take and cost to open the pool. Send out an email on this shortly.

- b. AGM prep -

- a. Need to list Items to prep
- b. Create Schedule
- c. 2020 minutes - people are open to hiring someone to transcribe the meeting and then create the minutes.
- d. Do existing AGM rules allow us to electronically send AGM packets to members? Steve will check statutes on this.
- e. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR 2021 AGM to be scheduled on June-26.

10. Next meeting April-16, Friday

- 11. UPON A MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR March 2021 Board Meeting would close.