

# MBR Board Meeting July 2020

Friday, July 17, 2020 7:07 PM

- July 2020 Meeting
  - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT THE MEETING WOULD BE CALLED TO ORDER AT 19:08.
- Those present:
  - For the board: Peter, Rheannon, David, Rosalind, Lisa, Roy, Chris; Josh will be delayed in joining.
  - Staff: Laura Meyer; Tex joins later during the call and leaves before meeting adjourned.
- In Person Member's Section / Member Q&A
  - Reeve Newton (11094) - Trouble connecting. (Eventually calls in and just wants to listen in, *see, below.*)
- Approval of May-2020 meeting minutes
  - Approval to be postponed as edits to minutes had not been incorporated. Specifically, comments related to (16020) as a board member had not been incorporated. Laura will provide .docx doc to everyone and Chris will update and we will then vote/update.
- Jump to Teams discussion
  - Peter outlines use of Teams, re: organization around topics / chats / etc.
  - Idea is to switch over the Teams for running communications between board members and storage of docs.
- Directors' Updates -
  - Housekeeping actions: How to manage updates & document topics:
    - Iterative discussions will not be documented in minutes.
    - Decisions & outcomes, and the questions leading to those decisions, including those involved/impacted to be documented into the minutes.
    - (as earlier) We will also use MSFT Teams as a mode of communications for this.
    - Question asked as to whether anyone disagrees with this approach? All in favor. (Not a formal vote.)
- Back to Member-to-Board Q&A
  - Reeve Newton (11094) - Unable to connect video and audio, so he has called in over phone. He indicates that he has no concerns, just wants to listen in. We told him how to unmute (\*6). He will just monitor meeting.
- Directors' Interim updates
  - David - nothing to add
  - Chris - emailed financials earlier this afternoon.
    - General comments before going into specifics.
      - Lumpy expenditures we need to decide on - e.g. paving. Do we do single project per year or do larger project every two years, which should provide us some savings.
      - Board needs to develop plan for significant capex if the need arises for such expenditures.
      - Roy thinks doing paving and only doing every two years is better approach, as it saves money (increases amount that can be paved per dollar expended).
      - Peter wants to know about accelerating repairs and work to Clubhouse since it is closed and not being done.
    - Drill-down into Capex projects:
      - Paving process - cost savings of 1/3 by doing paving every two years
      - Clubhouse - we need to have an outline of what work needs to be done on the clubhouse and make use of the time we have where the clubhouse is empty.
      - Playgrounds - are they open per Governor's guidelines? State website still says

closed. We will keep them closed until Whatcom County moves into Phase III.  
Lisa to investigate.

○ Property Standards

- Inbound email from potential member regarding ability to put a Yurt on her (potential) property.
  - Yurts are not approved Dwelling Units per Whatcom County. (See, correspondence with Ron Booth <[RBooth@co.whatcom.wa.us](mailto:RBooth@co.whatcom.wa.us)>, regarding Dwelling Units.



Fw\_ Reply

- ◆ In addition, a 700ft<sup>2</sup> unit does not meet minimum size requirements.
- ◆ Raises question of dealing with these and Tiny Homes and other small-footprint dwellings. Does the Rim want to allow these in the long-term? We might want to investigate. Peter will take an action to examine this issue.
- We need to develop a list of certified arborists for use at the Rim. One person we have used, Chuck the TreeGuy, is not an arborist. Follow-up for Property Standards.
- (17006) - requests permission to remove a tree. Fir is rooted in a nursery log. Does not appear resolved/voted on.
- Member Relations - nothing new to report (Rosie)
- Grounds and Maintenance (Roy)
  - Nothing beyond staff (Tex) who knows what needs to be done.
- Violations (Rheannon)
  - (16013) - has been s/t renting during no renting period and also not registering guests. Has had eight guests in 2020 who were not registered (plus more in 2019). Member admitted to having ten guests in 2020. Member states was unaware they had been accruing fines for non-registration of guests and also did not know about ban on short-term rentals for non-essential workers.
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: we not allow people to register guests after the fact going forward, as a way to avoid being subject to fines. All in favor. IN ADDITION,
    - (16013) fines are to be applied
  - (15002) - has been s/t renting w/o registration and also renting during period when such rentals are banned by the County/State. Nine separate s/t rentals over the 2020 period without registration, resulting in \$1,350 in fines.
    - Member claims registration is not convenient as does not reside in Glacier.
    - Nine rentals w/o registration.
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT we apply schedules and uphold them. All approve.
  - Renters at (19058) noisy and complaining that Clubhouse and Pool were closed and not available for their use during their rental. Listings for property seem to imply owner is providing access to pool and clubhouse to renters. This is a Mt Baker Lodging managed property. Rheannon sent a warning to owner that they were providing gate cards w/ unapproved access to facilities. No word received from either owner or from Mt. Baker Lodging.
    - Follow-up communication to Mt Baker Lodging that they need to fix this.
    - Follow-up communication to owner/member.
    - Need to Update MBR Website to make it super clear that (a) short-term rentals to non-essential workers are not allowed under Washington State guidelines and (b) that the use of pool and owners' facilities are not available to renters,

- period. Peter to work w/ Laura to update our Website to make this visible.
  - Josh suggests that we require Mt Baker Lodging to put cards inside of rentals stating that pool and clubhouse are not open to renters.
- Tex joins at 20:15. Violations Continued:
  - (19032) - two complaints and an off-color/somewhat aggressive email to Violations alias. Roy is going to reach out to them to get neighbor-to-neighbor issue resolved.
  - (Non-specific) Some complaints about people skate boarding on tennis courts -
    - Roy believes the signs currently in place state no skating on tennis courts
    - Roy will double check and if signs are unclear, get something clarified up. [Ed note: signs state clearly that (a) only tennis allowed on courts and (b) tennis shoes must be worn.]
  - (15025) - was supposed to plant native trees following felling of trees. This has not happened, although member has planted shrubbery. We will go back to him and request that he plant native trees in the fall. The promise to plant native trees was in response to a fine for not authorized cutting, which resulted in Member having their fine reduced. UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: they plant replacement trees in fall. All agree.
  - (22008)
    - Multiple complaints:
      - ◆ Dogs repeatedly off leash and excreta not being picked up.
      - ◆ Yard clutter
    - Decided that Tex will take photos and share.
    - Tex could use a camera for taking these photos as his phone camera is not terribly good.
      - ◆ We could afford a \$100 camera to enable this.
    - Roy has spoken to Tex about this previously
  - (16020) -
    - Violations:
      - ◆ Member not registering guest and providing names and license plate numbers.
      - ◆ Member continuing to s/t-rent during period that non-essential travel and lodging is not permitted as per WA Pandemic Guidelines
    - Member's attorney sent letter to MBR: claim is that fines should not apply to them and are unfair.
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: MBR to post on MBR Website that all non-essential rentals are banned. All agree.
    - Should we send a Cease and Desist letter to member?
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT:
      - ◆ we query Allison Peryea (attorney) on what we should do next? Lisa to reach out to Allison.
      - ◆ We uphold outstanding fines on member.
      - ◆ We will send reminder bill to (16020) as usual. No other correspondence required.
  - Rosie and Roy would like us thinking about election buddying question about abiding with State Guidelines on short-term rentals. Peter will set this up using ElectionBuddy.
- Continuing Business
  - (11093) foreclosure and outstanding lien - to be handled offline
  - Results of AGM voting.
    - Participants were notified and MBR website updated. Broader email

- announcing to the membership has not yet been sent.
      - Rosie to draft a general email on election results specifically. This will be sent out to membership.
    - Fine Schedule - small changes made after the AGM and were voted on, will be posted.
    - October Meeting Minutes New Member Packet Refresh (Rheannon). - Rheannon will take up with Rosie offline.
    - Membership coming to board meetings? Is the current approach for notifying members that they may attend online sufficient?
      - People believe current approach is sufficient as everyone who has requested to attend has been able to attend.
      - Post time/date of each meeting on MBR Website.
  - New Business
    - Housekeeping
      - Keys for board members - all locks will be rekeyed on coming Wednesday (July-22). Setup to be taken offline.
      - Signing Auth on bank docs
        - ◆ Signing auth for bank docs will be managed by Laura offline.
        - ◆ UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: to update signing document (from Laura). All approve.
      - Glacier Fire Dept - 8:30 - 14:30 practice at our field tomorrow (Saturday, July 18). All okay with this as long as they maintain social distancing, masking, and clean up after themselves.
      - Staff mowing member lawns and plowing member driveways
        - ◆ We need to make a formal statement that this not being allowed.
        - ◆ Roy pushes back a bit on this. Raises that we have helped members in need.
        - ◆ We will update a statement about what staff can do. This also should be applied to plowing and other services
        - ◆ Gist is no staff should be doing services for members during work time or using MBR equipment.
    - Christy - last day will be Tuesday, July 21. She is meeting with Peter @ 16:00 on Tuesday and will return keys and bank access / keys / etc. 16:00 Tuesday.
    - UPON MOTION DULY MADE, SECONDED AND CARRIED, IT WAS RESOLVED THAT: we should table remaining items of biz till next meeting
      - All agree
- 21:45 adjourned

