

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF September 21, 2018
(Approved November 16, 2018)

Meeting called to order at 7:10 p.m. by Pete Berow, President, it being determined that a quorum of the Board was present.

Directors present: Pete Berow, President; Dawn Chaplin, Secretary; Chris Park, Treasurer; Lisa Beliveau, Member Relations; Mark Ablondi, Property Standards; Michael Betker, Grounds and Maintenance; Seth Carson, Legal and Insurance.

Directors absent: Mark Svetcos, Violations.

Staff present: Angela Urso, Bookkeeper; Christy Ables, Office Manager; Mike (Tex) Devenport, Caretaker

Guests: Kelly Kennedy, Member

1. Approval of June 15, 2018 Special Board Meeting Minutes

Chris Park moved to approve the June 15, 2018 special meeting minutes. Mark Ablondi confirmed edits submitted prior to the meeting were made and seconded. **Motion passed.**

2. Approval of July 20, 2018 Board Meeting Minutes

Dawn Chaplin moved to approve the July 19, 2018 meeting minutes. The motion was seconded and adopted. **Motion passed.**

3. Member Comment Period

Kelly Kennedy addressed concerns with neighbor's fence construction along bordering property line. Feels neighbors not held to same process and standards Board enforced with their recent construction projects. Mark Ablondi explained permits not required for fences and retaining walls within the county's height limits, and precedence established for using boundary lines marked from another member's survey. ACTION: Mark Ablondi will look into fence height exceeding 7', which would warrant county permit and, and whether retaining wall height included.

2. Correspondence

The Member-to-Board Report is on file with the final copy of September minutes in the MBR office. Communications requiring full-Board response or action discussed.

- a. 19003: emailed 7/28 to report storage of utility trailer/snowmobiles at two properties; Tex investigated and trailer is in-use for move, warning issued for snowmobiles.
- b. 14008 (resident tenant): called 8/16 in conjunction with numerous complaints on Nextdoor about aggressive raccoons; feeding reported. Additional sightings and possible solutions discussed. Unanimous opinion member education best and only lasting solution. Lisa Beliveau motioned to continue to discourage feeding and monitor; re-visit if problem worsens. Seconded. **Motion passed.**

- c. 19003: 8/23 flags at entrance worn and tattered. Update: new flags purchased but against flag-flying protocol to fly multiple country flags on same pole. New U.S. flag flying at entry; new Canadian flag in office awaiting further direction. Michael Betker motioned to table until additional flag pole priced. Seconded. **Motion passed.**

3. Directors' Reports

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

- a. President – report included in meeting packet on-file in office
- b. Secretary – no report
- c. Treasurer – report included in meeting packet on-file in office
- d. Legal and Insurance - no report
- e. Grounds and Maintenance – no report
- f. Property Standards – report included in meeting packet on-file in office; member at 17017 has additional tree removal request to review
- g. Violations - no report; violations tracking spreadsheet on-file in office
- h. Member Relations – no report; property transfers tracking spreadsheet on-file in office

4. Unfinished Business

- a. **Resolution 2018-02 – Update bank contacts and signers.** Michael Betker motioned to adopt Resolution 2018-02. Seconded. **Motion passed.**
- b. **Draft of resolution restricting drones.** Discussion of Board decision at May 2018 meeting to restrict flying of drones to members' own property; no formal proposal to amend governing document(s) submitted and draft of formal resolution pending. Pete Berow motioned to table inclusion of drone restrictions until Washington State finalizes and enacts drone regulation laws. Seconded. **Motion passed.**
- c. **Update on pickleball court resurfacing.** Tex provided 2 quotes for pickleball court resurfacing and new net, \$6,000 and \$9,000. Bids now outdated and not guaranteed. Work needs to wait until spring. Michael Betker motioned to confirm bids and use reserves for expense since it is a capital expenditure. Seconded. **Motioned passed.** ACTION: Tex will confirm bids and present at next meeting.
- d. **Board approval of Draft 2018 AGM Minutes.** Approval process for AGM minutes discussed. ACTION: Board vote will be done by unanimous consent via email and draft minutes will be posted on website following approval.

5. New Business

- a. **County-joined parcels.** Discussion took place regarding whether there was a former Board policy to deny all building plans spanning MBR lots of record vs. recent consideration of variances if confinement to single lot prohibits residential use. Clarification about county-joined lots also needed in governing docs. Lisa Beliveau motioned to table broader solution, and until that time, plans to build on two lots requires Board hearing. Seconded. **Motion passed.**
- b. **New tables for clubhouse.** Dawn Chaplin presented need for new clubhouse tables. Pete Berow agreed majority of tables are excessively worn. Deal found at Costco for 22 pack

of heavy-duty, 6ft. composite tables for \$1,899. Seth suggested research for better price. Lisa Beliveau motioned to buy one 22-pack so long as cost doesn't exceed \$1,899. Seconded. **Motion passed.**

- c. **Pool deck friction hazard health code violation.** Discussion took place regarding need to repair uneven deck based on health-code violation that could possibility result in pool closure. Possible solutions and source of funding also discussed. Michael Betker moved to table decisions until further research conducted and present Board with report for review. Seconded. **Motion passed.** ACTION: Tex will continue to research options and furnish 2018 DOH pool inspection report to Board.
- d. **Garage expansion to fit plow truck.** Start process of getting permits. This is in the budget for 2019. Michael Betker motioned Caretaker start permitting process. Seconded. **Motion passed.**

6. Meeting Adjourned: Meeting adjourned at 9:21 p.m. Seth Carson moved to adjourn. Seconded. **Motion passed.**

Next Board meeting is Friday, October 19, 2018, at 7:00 p.m. in the clubhouse.

Signed:

Dated: _____
MBRCC Board of Directors
Print Name and Title: _____