

**MINUTES OF THE
MT. BAKER RIM COMMUNITY CLUB
ANNUAL GENERAL MEETING
JUNE 9, 2018**

The Annual General Meeting of the community club was called to order at 1:03 p.m., June 9, 2018. Meeting proceedings are reported under the agenda items, as below, which agenda was published and distributed prior to the meeting.

Directors present: Pete Berow, President; Sally Hewitt, Secretary; Ed Keller, Treasurer; Dawn Chaplin, Member Relations; Mark Ablondi, Property Standards; Michael Betker, Interim Grounds and Maintenance; Dodie Fox, Violations.

Directors absent: Seth Carson, Legal and Insurance; Lida Vacek, Vice President and Director-at-Large.

Good afternoon, ladies and gentlemen. First of all I would like to welcome and thank you all for coming to the 2018 Mount Baker Rim Community Club Annual General Meeting. I am Pete Berow, the President of the Mount Baker Rim Board of Directors, and I will be chairing this meeting.

It is now 1:03 p.m. and our registration tally indicates that we have a quorum. Note that for our quorum we need a total of at least 37, being 10% of our current membership of 367, and we have a total of 87, made up of 44 in person and 43 by proxy. I hereby declare this meeting is in session.

1. Adoption of Order of Business

We will be using Robert's Rules of Order to ensure an orderly meeting this afternoon. There will be a speaker's list and a timekeeper for any matter that may require debate, such as our assembly bylaw amendments. Prior to any debate, there needs to be a motion made and a second. Any member wishing to speak for, or against, a motion will have two chances. The first time he or she speaks, there is a 5-minute time limit. The second time, a 3-minute time limit. No one may speak a second time until all those wishing to speak on the motion have spoken a first time. No member may speak more than two times on the same motion. If you are registered for the meeting and wish to speak on a matter that is on the floor, please raise your registration plates so the Secretary is able to record your name and comments correctly. If you are not registered for the meeting, you are welcome to stay and observe, but you may not speak. Our keeper of the speaker's list is Christy Ables and timekeeper is Phil Hobman.

If there are no questions, will someone make a motion to adopt our order of business?

ACTION: Phil Hobman moved to adopt the order of business, Dick Russell seconded. All those in favor? Opposed? **Motion passed.**

Before going any further I would like to acknowledge a few people. As you know, we had to purchase a new one-ton truck last year and it was Bob Campbell who gave us a great deal — we were able to purchase the truck, get the plow attachment welded on, and the bed for the price that we were going to pay for the truck alone. Let's have a round of applause for Bob Campbell.

I would like to thank our staff: Aaron Ebner, our Caretaker; Ken Sather, our Assistant Caretaker; Hank Kennedy, our part-time Assistant Caretaker; Christy Ables, our Office manager; and Angela Urso, our Assistant Bookkeeper and Assistant Office Manager and part-time traveler. Aaron and his hard-working crew keep the Rim in excellent shape and the ladies in the office are two of the most talented people in

these positions that I have seen. I can't tell you how lucky we are. Let's have a big round of applause for all of them!

2. Introduction of 2017-2018 Board of Directors

I would ask the Board members to stand and state their names and their positions on the Board. Our Legal and Insurance Director, Seth Carson, is not here today as he is attending his father's funeral. May we have a moment of silence for Seth and his family?

- Pete Berow, President
- Sally Hewitt, Secretary
- Ed Keller, Treasurer
- Dodie Fox, Violations
- Michael Betker, Interim Grounds & Maintenance
- Seth Carson, Legal and Insurance: absent due to funeral
- Mark Ablondi, Property Standards
- Dawn Chaplin, Member Relations
- Ludmilla Vacek, Vice President, Member-at-Large: absent due to travels

3. Approval of Minutes of 2017 Annual General Meeting

The minutes of the 2017 Annual General Meeting were reviewed.

ACTION: Dick Russell moved to approve the 2017 Annual General Meeting minutes as written. Seconded by Robert Smith. **Motion passed.** Minutes approved. The motion approving the 2017 AGM minutes was passed unanimously by the membership with a show of hands (plates).

4. Directors' Reports

These 2018 AGM minutes provide a summary of the Directors' verbal reports at the meeting. More detailed Directors' reports are on file at the MBR office and on the MBRCC website (for those Directors who submitted more detailed reports).

a. President

Pete Berow presided over the meeting.

b. Secretary

A year and a half ago, I took over the secretary position from Roz Schott, who sold her home here. All in all, I've been happy to give back to the community this way, but couldn't have done it without assistance from Angela and Christy in the office. A big thanks to both of you. And Ed has helped immensely, too. Thanks, Ed.

My duties are pretty straightforward: I prepare the agenda prior to every Board meeting, assemble the Directors' Reports into one document, attend every Board meeting, take the minutes, write the minutes in a coherent form after the meeting, and send them out to Board members as soon as possible. Also, I'm in charge of organizing the AGM and overseeing Baker Bits.

There are many people helping to assure the success of this AGM: Angela and Christy in the office, Ed Keller, Dodie Fox, and other Board members, AGM volunteers Phil and Suzanne Hobman, Titti Ringstrom, and Johanne Poirier, along with Caretaker Aaron Ebner, Assistant Caretaker Ken Sather, and part-time Assistant Caretaker Hank Kennedy. Thanks to all of you.

c. Treasurer

Treasurer's Report for 2017:

Total 2017 revenue of \$318,096.00 is an increase of \$12,757.00 over our budget projections. The 2017 revenue was also more than \$6,500.00 above our 2016 revenue. 2017 dues amounted to \$285,675.00 of the above amount.

Overall operating expenses were \$263,838.49. This total was \$845.00 over our projected budget and was more than covered by increased revenue.

In January of 2017, \$37,100.00 of 2016 revenue was transferred into our Reserve Fund Account to bring our reserve total up to the amount as planned in our 2016 Capital Reserve Plan. In addition to the above amount, an additional transfer of \$75,000.00 was deposited from revenue from past years and the 2017 revenues to raise our reserves and take advantage of interest income. Interest on these funds added an additional \$2,997.96.

Capital Expenditures for 2017, paid from our Capital Reserve Fund, were budgeted at \$82,000.00. The planned replacement of our clubhouse heating system (cost of \$28,432.21), partial re-siding of the clubhouse (cost of \$2,454.58), replacement of our old Dodge truck (cost of \$42,825.21 less the proceeds of the sale of our old truck \$6,500.00 for a total of \$36,325.21), all came in under budget. Our sauna equipment was scheduled to be replaced in 2018 but broke down before the end of 2017 and was replaced at a cost of \$5,024.62. This cost was higher than expected, but all above projects were completed at a net cost of \$72,352.65. This is well under our projected budget.

These additional revenues and the above expenses left our Reserve Fund Account with a balance of \$217,273.34.

Treasurer's report for 2018, January 1 to May 31:

Total year-to-date revenue is at \$300,000.00 with no unpaid dues. All indications are that we will reach or exceed our 2018 budget expectations. 2018 dues that include the additional \$25.00 from each dues payment for designated deposit into our reserve funds are expected to provide \$295,987.50 in revenue with additional revenue to reach a total of over \$309,000.00.

Total year-to-date expenses are in line with our projected budget and all indications are that we will stay within our budget expenses with any overages offset with better than expected revenue.

The 2018 minimum annual additional funds of \$42,000.00, were transferred into our Reserve Fund Accounts in January of 2018, to take advantage of the interest that is earned on these accounts. It is expected that this interest will earn an additional \$3,000.00 during this fiscal year.

Capital Improvement Projects for 2018 are expected to cost under \$31,000.00.

d. Legal and Insurance: Seth Carson was attending his father's funeral. Mark Ablondi read Seth's report. It was a quiet year for MBR Legal and Insurance. We completed the upgrade purchase of a new Dodge truck and successfully added that to our policy. We had one auto accident this winter where the MBR Dodge plow truck clipped a member's car while plowing. We (MBR) were at fault and our truck sustained no damage.

In October I took a meeting with Beth Kelsey, with Brown & Brown, our insurer. We did a deep dive, and reviewed all structures scheduled on the current policy, including the Clubhouse, Swimming Pool, Garage and Caretaker's residence. After review, we concluded that replacement cost to be adequate for all 4 structures for this year.

We also conducted an audit of the Inland Marine policy, which turned up about 11 items that we no longer had, and about 30 items that we had acquired since last the audit was done. As these items would not be covered from loss unless specifically listed, this represented a substantial exposure, which has been fixed, and we have now covered correctly.

There have been no legal issues since the last AGM.

One item of advice to members from an insurance coverage standpoint, as we have seen an overall increase in Airbnb and VRBO activity in Mount Baker Rim. If you are renting your home out short-term, via Airbnb, VRBO, etc., and you haven't contacted your insurance carrier since starting, I would suggest a review of that policy for its suitability. In some situations, with some carriers, your Homeowner's policy may not allow coverage for a loss sustained, unless the policy is properly endorsed for that activity. In some cases, with some companies, the policy may be re-required to be rewritten, up to some insurers excluding short-term rentals under their Homeowner's coverage. I would advise you to take a meeting with your local agent and ask the questions.

Any further questions that I can answer, I would be happy to do so, please feel free to reach out to me if I can provide further guidance.

e. Grounds and Maintenance

I took over the position of Grounds and Maintenance last month, so I want to thank Aaron for his help in preparing the report and for all the work he has done for us this year. He has been with us for just over a year and has done great things for us. I also want to thank Kenny and Hank for their hard work assisting Aaron. In the past year Aaron and his team have accomplished the following major improvements:

- New pool pumps that have kept it circulating better and cleaner overall.
- New sauna heater after the original heater finally gave up the ghost.
- New heat pump and forced air heat in the clubhouse which should show a huge savings in utilities into the future.
- Beginning of clubhouse re-siding, updating to Hardie-board and metal wainscoting that should withstand our moist weather for many years — this project will be completed over the next 4 years on the entire clubhouse.
- A much needed rebuild of the men's shower took care of some serious rot issues where the water was penetrating the exterior wall.
- The clubhouse also saw an update in lighting fixtures and fans.
- We purchased a new 1-ton truck with the help of a member who owns KarMART in Burlington, Bob Campbell.
- Of course, we completed the annual paving, completing sections of Shuksan Rim Drive and Crystal Lane.

With all the major changes done in the past year, we spent a large amount of budgeted money, so this year we are focusing more on maintenance. This includes things like:

- Replacing more siding on the clubhouse.
- Fixing the slab at the entry of the clubhouse to prevent water from pooling.

- Working on the card reader at the gate to try and mount it differently.
- Potentially adding another seasonal speed bump just inside the gate as well.
- Paving and repairing more of the roads.
- Investigating whether it would be possible to expand the garage at the gatehouse to accommodate the new plow truck. This would help to prevent the sand truck from freezing.

f. Property Standards

We had a relatively busy year in the Rim with over fifty property standard action items requested by various members. Many of these were tied to the high number of property transfers in the Rim and the corresponding tear downs, trailer removal, new construction and/or remodels.

We had a couple unusual requests from perspective buyers: one to put up a Quonset hut structure and from another a shipping container outbuilding. I felt that both would be detrimental to the character of the community, along with real estate values, and proposed that we not approve either. The Board concurred. This was a relatively easy call to make as both prospective buyers were not members. In the future, a member may come forward with such a request, so I've proposed to the Board that we restrict similar structures in our Minimum Property Standards document. I'm interested in feedback later in the meeting.

Any lot clearing requires explicit written approval. If you plan to develop your lot, please come to us well in advance so we can complete MBR septic and construction check-offs. The goal is to have your project ready to break dirt when your final Whatcom County permit is issued. All variance requests must be approved by the Board, which takes a little more time.

If you wish to cut a tree on your lot and it is over 9" in diameter (measured at 5' height), please contact the office. Trees on your lot, less than 9" diameter, can be cut without approval — though as a courtesy please let the office or Aaron know your plan. If you'd like a second opinion on tree health or our recommendations, please contact us. Come to a Board meeting and present your request.

g. Violations

I begin with my thanks to all of the members who continue to respect the community and its members (your neighbors) by adhering to the bylaws and rules and regulations of Mt. Baker Rim. I am grateful to you for making my job a little less difficult.

This year the majority of violation warnings and fines issued were for short-term vacation rental issues. I am still surprised that MBR members who choose to vacation-rent their properties are not filing the MBR-required registration form for the renters and paying the \$25 per-rental-occasion fee. It's such a simple process — the office has made it so easy for owners to comply. A \$25 fee and a registration form versus a \$100 to \$650 fine per occasion ... I would think it would be a no-brainer. That being said, the majority of fines issued were vacation-rental related.

Also there were several violation warnings and fines issued for illegal roadside parking and long-term storage of utility trailers, boats, unlicensed/unregistered vehicles.

This year I will begin hosting a series of round table discussions on the topic of vacation rentals and the issues we are experiencing as a community. It is my hope that members who vacation-rent their cabins as well as members who choose not to will attend these informal discussions and offer up information and

suggestions that will help MBR get on top of and stay ahead of the issues and concerns these vacation renters bring to the community. Watch *Baker Bits* for dates and times.

Last year at the AGM there was a great amount of discussion with respect to gate key cards and access to MBR. We implemented a card key registration project asking all owners to register the gate keys assigned to them with the office.

There are 438.5 lots in MBR. Taking into consideration members who own multiple lots and lots of no value, that leaves us approximately 390 members with gate cards issued. Out of those 390 members, 149 (38 percent) have voluntarily complied by reregistering their gate keys.

The office has updated all of the vendor keys issued.

Phase two of the key project will be to attempt personal communication with each one of the members who have failed to comply, giving them a deadline.

Phase three will be to shut off all of the keys that have not been registered. At this time I do not have a specific date for shut off. I'm still trying to find the time to call members and ask for compliance. Not everyone reads *Baker Bits*, and/or looks at our website. I have key registration forms with me today. If you have not completed the form, please do so today. Don't make me call you.

Some might ask, "Why not just turn off their keys now?" My answer to that is we love and value Aaron, Angela, and Christy! If we turn off 42 percent of the keys to the castle, whose door do you think they will be pounding on at midnight to get in the gate? Who will have to deal with angry members? Let me at least get that percentage down a little before the wrath is unleashed on our office staff.

I'm asking those of you here, if you haven't registered your keys, please do so today. The pool will be monitored randomly this year to make sure people who are not members are not using the pool. A guest has to be with a member.

People on motor bikes are entering MBR through the Glacier Water District property. If people are not entering through the gate, they will be fined.

Members must pick up their dog poop, and dogs must be on a leash when off property.

h. Member Relations

We have had 45 property transfers from June 2017 to June 2018. All have received their new member packets or the information by letter or email regarding how to download or view the packets online. We have had confirmation from a majority of the new members that they have received this information. I have been working closely with Christy Ables, who is the first line of defense at the office, as it is the first place new owners go to retrieve information on their new property. Christy and Angela in the office have both been the most important source for these new members and very pleasant to talk to. They have been a great help as I am from Canada and cannot be at MBR constantly to meet new members, but I believe Christy and Angela are very capable of passing out the packets and answering any questions the new owners may have.

I also have advised Christy to put a welcome from myself in the letters and emails to the new owners and also if they wish, Christy can forward my email to them or their email to me if they still have questions concerning MBRCC or the Board.

I would like to thank all our staff for their help with any of the social events we have put on. I am also the director that heads the Social Committee and plans the events for MBRCC. I would like to thank the following volunteers for their much needed help with the events: Pete and Mary Berow, Sally Hewitt, Johanne Poirier, Dieter Kuhn, Jim Chaplin, and the Elston Family (Kathy and her two children Cindy and Kevin). Again, thank you. The Social Committee is putting out a new event calendar as of June 2018 to January 2019. We are in need of volunteers for the up and coming events — we would really appreciate the help. If you would like to volunteer, please contact the MBR office.

- i. Director at Large
Lida Vacek was traveling abroad.

Members' Questions for Board Members

We'd like members to give their names and lot numbers before speaking. Thank you.

Titti Ringstrom question for Violations director, Dodie Fox: I have family coming to use the pool and I'll be at work. Dodie said immediate family can use the pool.

Jennifer Griffith: I assumed in the past this only pertained to short-term renters in that they could not use the pool. Dodie Fox: no, the rules haven't changed. Dodie read the applicable MBR rule.

Nyla Wright: a study was done in Puget Sound which found dog feces' remnants in killer whales. Dog feces reach the Sound. So there are science-based reasons to pick up dog poop.

Brian Smith: is the back field behind the clubhouse an off-leash area? Dodie said it is.

Francis Titus: my neighbor has left brush in yard. Mark Ablondi said we will take a look at it today.

Barb Korducki: wasn't MBR going to build a dog park? Dodie Fox said the field behind the clubhouse is off-leash.

Rheannon Schoephoester: was it ever put into an official document, that the back field is an off-leash dog area? We need to put it into an MBR rule.

5. Ratification of revised 2018 Budget and 2019 Budget

The 2018 Budget was ratified at the 2017 AGM and is shown again with minor revisions that were needed to reflect new anticipated revenue and expenses. Some items have been increased and are highlighted in yellow and other items have been reduced as indicated in green.

Revenue was increased by \$10,312.50 to add the additional \$25.00 in each dues payment for designated Reserve Fund deposits as advised by the members and approved by the Board. Other areas were increased to reflect increases in other fees and charges to reflect the increases seen in 2017. Revenue from these areas added an additional \$5,000.00 to the original Budget. Additionally, some expenses were adjusted to again reflect expected changes based upon the 2017 actual costs.

The 2019 Budget is very similar to the 2018 Budget. If 2018 revenue and expenses fall within the budget there should be no need for an increase in dues in 2019. Unforeseen increases can always alter that decision if needed.

Question from Dick Russell: under expenses — \$50 mileage? Ed Keller said this is for staff reimbursement.

Dick Russell: Employee medical goes to zero? Ed Keller: when we first started contributing to medical costs, we gave the staff funds for medical. At the end of the year, we took that money and added it to salary, adjusted, and we will remove the line item in a year or so.

ACTION: Dick Russell moved to approve the revised 2018 and 2019 budgets. Phil Hobman seconded. **Motion passed.** Budgets ratified.

6. Ratification of 5-Year Capital Improvement and Reserve Plan

Thank you to Pete Berow, Dennis Larson, and Aaron Ebner for assisting to update this important plan to ensure that the future funds we will need can be there when we need them, looking into the future 30 or more years ahead. Each area of our community-owned property and equipment will require funds in the future to repair or replace. These expected costs were updated this year to reflect a current evaluation of the expected cost in relation to when it should be needed.

Based upon that information, the amount of money for each project is allotted with money we have now and tells us how much more will be needed each year to have the full amount needed by the year it is expected to be needed.

On Jan. 1, 2018 we had 66.3 percent of the total funds we need to be fully funded.

We need to add a minimum of about \$34,000.00 to stay at the current level of funding. An increased annual funding is required each year to fully reach our anticipated expenses.

The membership approved additional dues of \$25.00 per year to specifically add revenue to this fund. Our 2018 deposits of over \$42,000.00 to this fund were 131 percent of the minimum and will allow us to gradually raise our percentage of funding over the coming years.

It is important that as a community we continue to maintain and improve our assets to avoid costly repairs when areas are neglected. We all benefit from this advance planning and saving for future expenses. The study is listed on our website. The whole pool deck will have to be repaired in two years. Our reserves are earning us money in interest right now.

Dick Russell: time of CDs? Ed Keller: 2-year and 1-year.

Reg Reimer: what's the amount of capital reserves? Ed Keller said over \$267,000.

Ivana Pokorny: wants MBR to improve the pickleball court.

Chris Fitting: we should follow agenda.

ACTION: Joseph Garcia moved to approve the 5-year capital improvement and reserve plan. Barbara Korducki seconded. **Motion passed.** 5-year capital improvement and reserve plan ratified.

7. Waiver of Audit

Ed Keller said we should do a review instead of audit because it costs less. Thanks to Susanne Savery, we had an official audit in 2014. Larson Gross handles all of our audits, our financial reviews, etc. At some point, we should set a policy to have an audit, maybe every 10 or 15 years.

Dick Russell said the members voted against the audit and Susanne Savery went ahead with the audit for \$9,000. An audit is a false sense of security. MBR's books are transparent and he thinks an audit is a total waste of money. He recommends we don't have a 10-year-audit.

ACTION: Joseph Garcia moved to waive the audit. Phil Hobman seconded.

Lori Coverdale: is this waiver for this year only? Ed Keller: yes.

Sheri Hargus: did the audit show anything? Ed Keller: no.

Brian Smith: he helped Suzanne Savery during the audit, helped with receipts, and everything looked fine.

ACTION: Dick Russell moved to accept the waiver of audit. Phil Hobman seconded.

Motion passed. Audit waived

8. Bylaws: repeal IV (certificates of membership, amend VII (officers: re-move certificates of membership), amend XI (conduct of business: committees)

* Repeal Bylaw Article IV Certificates of Membership and Transfer Section 1-3

Pete Berow said we repealed this in its entirety because we do not use Certificates of Membership — we're trying to clean up our bylaws.

ACTION: Reg Reimer moved to repeal Bylaw Article IV. Dick Russell seconded.

Ginny Broadhurst: isn't this a way to show we are a member? Pete Berow: we have your name, your file, and gate card numbers. Ed Keller said: I've lived in 2 different communities where the community owned the land, and paid for membership (given a certificate of membership) — certificates of membership are used when we don't own the land. We've never needed to issue them here.

ACTION: Ed Keller moved to repeal Bylaw Article IV. Titti Ringstrom seconded. **Motion passed.**

* Amend Bylaw Article VII Officers: remove references to certificates of membership, modify Treasurer's duties

Pete Berow: we took out a section about the Treasurer handling money.

ACTION:

Phil Hobman moved to amend Bylaw Article VII. Dick Russell seconded. **Motion passed.**

Rachel Woods: section 2a. Certificate of membership error, she said she would like to retract. It was already crossed out.

* Amend Bylaw Article XI Conduct of Business: remove committees

Pete Berow said we removed all references to committees, except the part about any Board member can appoint a committee. We removed 900 words that were obsolete.

ACTION: Dick Russell moved to amend Bylaw Article XI. Phil Holman seconded. **Motion passed.**

9. Advisory vote on funding for social events

Pete Berow said we want to use \$3.00 of dues to fund social events.

Dick Russell moved to adopt the advisory vote. Barb Korducki seconded.

Ed Keller: this is not about social events, I fully support members in using our facilities. This is an unequal assessment. Plain and simple: social events do not benefit each member equally, therefore the cost cannot be assessed equally, as stipulated in Article II. Please eat, drink, and be very happy but don't expect your neighbors to pay for it.

Dick Russell: reads Article II as inclusive. Social events benefit all of our members and have since the 1990s. To Dick, Article II supports part of our dues going to social. Dick says he doesn't use the pool, but supports the costs.

Nyla Wright: it is a member's choice not to attend social events.

Linda Johnson: add \$3 to dues or take it out of current amount? Pete Berow said it will come out of the existing dues amount.

Chris Fitting: Ed, are you speaking as a Board member or as concerned citizen? Ed Keller: both. Chris feels there's a social draw to our community, which makes it more desirable.

Titti Ringstrom: there is nothing in this about being voted on at the AGM. If this were to pass, the vote has to be more documented and clear.

Barb Korducki: I've lived here for a while and originally the social budget was \$900. You don't need to item. We don't need to be that rigid. Vote for the \$3 and go from there.

Dodie Fox: I'm speaking as a member and not a Board member. The community has changed a lot. How many tickets were sold for the NYE party this year? 29. The Easter event was funded by people donating

funds. We'd create new interest in social events by people who want to attend them funding them. We need new energy. Dawn Chaplin said everything is accounted for by receipts.

Lisa Beliveau: this seems like a need to separate social activities from Board responsibilities? Ed Keller: yes and accounting.

Bob McDonald: would like to see line items per events, quoted a 2007 survey that determined social events were not important to members.

Heidi Baloun: if it's here, why don't we use it; \$3 is fine with her.

Rheannon Schoephoester: we've never had to fund social events through dues. Why now? Pete Berow: you didn't know it, but you were paying for social events. The Board allotted the social funding. We spent a lot of time on the Board arguing about this last year.

Jon Brown: I see consternation at the Board table, but members' opinions are to be valued.

Michael Betker: I'm speaking as a home owner, and don't oppose the \$3 funding, but oppose the line item. We shouldn't be nickel and dime-ing the budget.

Mark Ablondi: I'm speaking as a Board member. \$3 was set as a specific amount. We have a lot of kids at MBR now.

Sheri Hargus: how was the \$3 arrived at? Dawn Chaplin: I do about 12 events per year. Sheri: maybe it should be a percentage. How about a grant per event? We should make it easy for members.

Ginny Broadhurst: I'm one of your new members and there shouldn't be tension about something that is fun. I would like to see this move forward and see how it works after a year.

Jennifer Griffith: if we don't vote for this \$3, will there be no social events? Ed Keller: this is not about no social events. What is not fine is mixing it with MBR finances. \$1,300 would go into a debit card account. The Social Committee has access to the money. As Treasurer, I recommend we have social events, but keep this money out of MBR books.

Bob McDonald: this advisory vote should be tabled and the Board can come back with a more detailed proposal. I'm against spending more money on social events.

ACTION: Bob McDonald moved to table the advisory vote on social funding. Lisa Beliveau seconded. Vote by paper plates to table the vote. **Motion passed.** The advisory vote on social funding was tabled until next year.

10. Nomination and Election for 2018-19 Board of Directors

I would like to thank all the candidates who are running for the Board. Keep in mind that you are not running for a Board position. All Director and Officer positions will be decided after this meeting by a special meeting called specifically for that purpose. Vote counters, please check each ballot as you collect them to insure the correct numbers of candidates are selected. Those of you who are voting, if you can't remember which candidate you wanted to vote for, check the back of the ballot for the bios.

•Nominations From the Floor

Pete Berow asked for nominations from the floor. There were none. He asked nominees to say something about themselves.

•Nominees Speak

Lisa Beliveau

Michael Betker

Krister Fast: was not in attendance.

Sally Hewitt

Ed Keller

Chris Park

Mark Svetcos

Pete: Michael Betker is running for a 2-year term, the rest are running for 3-year terms. Four votes maximum, any more than four and your vote won't count.

11. New Business: Pete Berow called for new business.

Nyla Wright: I would like to bring up question of pesticides in MBR. I live by a marshy area and I hear no frogs. People are using Roundup here in MBR. Roundup is a carcinogen and toxic in many ways. Would the Board look into the use of Roundup? Pete Berow: MBR uses environmentally friendly products.

Mary Berow: Nextdoor has recipes for alternative remedies.

Sheri Hargus: could we set up a site where we can share tools. Yes, we'll set up a page on our website.

Mark Svetcos: do we have a common place to park trailers? Ed Keller: we looked into it down in our green area. The problem was: could MBR provide security?

Jon Brown: is the area where we used to be able to take yard debris still available? Aaron: yes, it's still available. If a chain is across, we're full.

Francis Titus: her daughter broke her ankle playing pickleball here at MBR, so she recommended we repair our pickleball court.

Laurie Russell: hemlocks are dying. Aaron: root rot is impacting many trees in the area.

Rheannon Schoephoester: we had an arborist out, said he didn't see anything wrong with the trees; perhaps it was the hot summers.

Bob McDonald: I researched this subject because we have an unhealthy Douglas fir — a mite coming out of crabgrass is killing trees in the Pacific Northwest.

12. Open Forum: Pete Berow asked if there was anything people wanted to bring up.

Joseph Garcia: I wrote a grant for trail from Doug Fir campground to downtown Glacier 7 years ago. We printed up T-shirts (proceeds to go to the Glacier skateboard park) and include a notice to send to WA state for funding. Jon Brown asked if Joseph can post the state information. We can put it on Nextdoor and in Baker Bits. The trail will be on the MBR side of the highway.

Laurie Russell: could volunteers put together a Valentine's Day party? Pete Berow: yes, we can.

• **New Board of Directors Announced**

Pete Berow announced the new Board of Directors after the vote was counted: Lisa Beliveau, Michael Betker, and Mark Svetcos were elected as new Board members. There was a tie vote between Ed Keller and Chris Park — Ed volunteered to step down and Chris Park stepped in as the fourth newly elected Board member. Congratulations to all new directors!

13. Adjournment

Dick Russell moved to adjourn the meeting. Roy Graham seconded. The voting assembly unanimously approved adjourning the meeting with a vote of hands. The Annual General Meeting was adjourned at 4:28 p.m.

Signed:

MBRCC Board of Directors

Print Name and Title: _____

Dated: _____