

MT. BAKER RIM COMMUNITY CLUB MINUTES  
BOARD MEETING OF JANUARY 18, 2019  
(Approved 3/15/2019)

1. Meeting called to order at 7:09 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 and Social Committee Chair; Chris Park, Treasurer; Mark Ablondi, Property Standards; Roy Massie (Interim), Grounds & Maintenance; Seth Carson, Legal & Insurance; Mark Svetcos, Vice President and Violations; Lisa Beliveau, Member Relations.

**Directors absent:** None

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

2. Member question period: No member present

3. **Motion:** Mark Ablondi

**Seconded:** Pete Berow

To approve the November 16, 2018 meeting minutes. **Vote: Passed.**

4. **Member Correspondence:** requiring board action or response.

- a. 21003 - Request to remove large Douglas fir, petitioned by neighbor after damaged property - Mark Ablondi advised tree looks healthy, staff photos provided for review. Letter to be sent that request not approved unless an arborist assessment is obtained recommending removal.

Discussion took place regarding need for more formal tree policy that takes factors such as tree density and target proximity/risk into account. Lisa Beliveau will work on draft to present to board.

- b. 11065 – Fallen tree from MBR property during windstorm – Dealt with.
- c. 11029/30 – dues on county-joined lots - advisory only, response sent.
- d. 15016 – Request to re-examine large cedar on MBR property – send email that tree added to watch list and Chuck the Tree Guy will assess next visit.
- e. 14023 – Request for appt. to look at trees for removal – Mark Ablondi will look into this.
- f. 17006 – Fallen tree on overhead phone line (Frontier support ticket open)- Advised Christy to follow up with Frontier.
- g. 17024 – pool rules/complaints – Angela replied.
- h. 16003 – Selling cabin with LT residential lease to long-time resident & former member. – Wait until formal request.

## 5. **Directors' Reports:**

- a. President
- b. Secretary
- c. Treasurer – Report - cash surplus 31,000.00. \$20,000.00 to stay in operating funds and \$11,000.00 goes into capital funds.
- d. Property Standards
- e. Grounds and Maintenance
- f. Member Relations – *See updated property transfer list on-file in office*
- g. Violations – *See updated violations tracking list on-file in office*
- h. Legal & Insurance

**Motion:** Dawn Chaplin

**Seconded:** Mark Ablondi

To adopt Directors' reports into the meeting. **Vote: Passed.**

## 6. **Unfinished Business:**

- a. 16021/22 –Seth will speak to attorney about property boundary changes. Security letter from lawyer advises lot boundary can be rotated. Seth will look into liens on property and why funds are being held in escrow by title co.
- b. Update on Garage – Tex will stake out where the garage will be so we can take a look at where it is situated. Needs Motion to approve \$35,000.00 to get permits and start build. **Motion:** Mark Ablondi **Seconded:** Mark Svetcos. Budget for build will be \$35,000.00. **Vote: Passed.**
- c. Security cameras and lights Seth update - Bid from Guardian for front gate, pool, garbage, and clubhouse; they will install and \$15 monthly fee for upkeep. \$5,000.00 estimate for everything. Chris will do a budget review to see if we have the funds allocated for this. Tabled to next meeting.
- d. 2018 Amended Bylaws (Resolution 2018-03) – Pete & Mark to work on this - **Motion:** Mark Ablondi **Seconded:** Pete Berow – Postpone recording updated doc since amendments are administrative only; since members approved, post new version on website and in New Member Packets with scrivener's errors noted in brackets. **Vote: Passed**

## 7. **New Business:**

- a. Capital Improvement project – Sand cover job agreement - Check ready to sign - signatures requested - Done
- a. 2019 AGM task timeline – **Motion:** Lisa Beliveau **Seconded:** Chris Park AGM will be held on Saturday June 22, 2019. **Vote: Passed**
- c. 2019 Grounds and Maintenance budget planning -Tabled to next meeting Gather information on what improvements could be done to the Clubhouse, grounds and gate area.
- d. Review board director terms for AGM election – Tabled to next meeting Dawn will discuss with Christy.

- e. Caretaker urgent contact number – The caretakers do not work 24 hrs Emergencies - Contact 911  
Grounds & Maintenance problems - Contact board@mtbakerrim.com
- f. Governing doc review & 2019 AGM amendment proposals – Dawn will look into with Christy tabled till next meeting.
- g. Long term residential rentals – encourage registration & invite participation in community – **Motion:** Mark Ablondi **Seconded:** Mark Svetcos - To remove the \$25.00 registration fee from long term rentals  
**Vote: Passed**
- h. Clubhouse cleaning checklist - for Rental Policy – Dawn & Tex will get together on this.
- i. Clarification needed: when is full board vote needed – Board will decide when full board vote is needed.
- j. Proposal to raise some of our fees – Lien fee (\$350 to \$400)\$150 goes to County. Transfer fee (\$75.00 to \$150) per sales transaction. Fee may be waived for transfers from probate. **Motion:** Mark Svetcos, **Seconded:** Lisa Beliveau. To raise Lien fee to \$400.00 and Transfer fee to \$150.00 **Vote: Passed**
- j. Board dinner- Date march 16, 2019 – Restaurant Herb Neiman’s Steak House in Everson.
- k. Advance Funds paid back for NYE dinner and dance.

Meeting adjourned at 9:34 p.m. Mark Ablondi moved to adjourn. Lisa Beliveau seconded.

Next board meeting is Friday, February 16, 2019 at 7:00 p.m. in the clubhouse.

Signed:



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Dated: MARCH 15, 2019

MBRCC Board of Directors

Print Name and Title: DAWN CHAPLIN SECRETARY

## January 2018 Treasurer Report

Cash balance as of December 31, 2018 was \$390,458 and consisted of \$120,701 allocated to the operating fund, \$253,754 allocated to the replacement fund and \$16,002 held in construction deposits. Cash in the operating fund is higher than the balance as of December 2017 which was \$94,259. As of December 31<sup>st</sup> \$89,638 in 2019 dues have been collected leaving a cash surplus of approximately \$31,000 available to be transferred to the replacement fund.

Total revenue year-to-date is now higher with the budget mainly due to higher rental fees and violations. Rental fees of \$18,800 have exceeded the budget (\$14,000) as well as violations are \$4,275 higher than budget. Accounts receivable are just over \$4,000 at the end of December. Of the total balance, \$1,271 of receivables have been outstanding longer than 90 days, of which, \$660 are uncollectible.

The year ended with an operating surplus of \$53,318 compared to a budgeted operating surplus of \$37,775 and expenses were mostly inline with expected budgeted costs. Supplies and vehicle maintenance were over budget but were absorbed, along with other costs which were slightly over budget, by higher revenue and overall maintenance which was significantly underbudget. These contributed to the higher than expected operating surplus.

The amount budgeted from the reserve fund this year was \$42,000 and included: CH lighting \$1,900(completed), CH Siding \$4,627, lawn equipment (need new leaf blower \$600), CH Structure \$5,000 (not needed, thought the framing around the shower may be costly, but was completed in-house) and gatehouse structure \$8,000 (repairs to Fascia board around roof line, and possible repairs to the deck). With the year ended these projects were not completed leaving a surplus in the capital fund of approximately \$20,000.

Capital projects which are currently being quoted and assessed are the pool deck repairs, which has been slowly deteriorating and needs attention before the next pool season, and the tool shed/garage improvement. Both will be expensive and \$50,000 (\$20,000 for the pool and \$30,000 for the garage) was written into the 2019 capital improvement plan. Estimates and an action plans should be determined soon.