

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF MARCH 15, 2019
(Approved April 12, 2019)

1. Meeting called to order at 7:05 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; 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; Julie Brown (interim), Director-At -Large.

Directors absent: None

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

2. Member question period: No member present

3. **Motion:** Marc Svetcos

Seconded: Lisa Beliveau

Postpone approval of February 15, 2019 minutes to next meeting. Corrections to be made: remove Unfinished Business items (g) through (m). **Vote: Passed**

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

- a. 15008 – request dates for spring dumpster – May 16th to June 3rd 2019?
Christy will check on dates and let me know. Twenty cents a pound.

5. **Directors' Reports:**

- a. President - No report
- b. Secretary – *See updated member-to-board communications tracking list*
- c. Treasurer – Report, see Appendix A
- d. Property Standards – No report
- e. Grounds and Maintenance – No report.
- f. Member Relations – *See updated property transfers list*
- g. Violations – *See updated violations tracking list*
- h. Legal & Insurance – No report
- i. Director-at-large – No report.

Motion: Dawn Chaplin

Seconded: Pete Berow

To adopt written director's reports into the meeting minutes as-submitted -

Vote: Passed

Office staff prepares updated tracking lists for Member-to-Board Communications, Property Transfers, and Violations, as well as month-end financial statements, to supplement or serve as some director reports. Supplemental meeting docs are kept on-file with the archived minutes, but not included as appendices.

6. Unfinished Business:

- a. Pickleball court update - Roy advises filling holes and leveling ground around the court and painting lines, but resurfacing not needed. Will be completed this spring.
- b. Update on plow truck garage –Roy advised garage cannot be built in previously approved location because it is over septic drain field for gatehouse and shop. Re-evaluating original plan to extend existing shop by 6 feet. Roy will get bids and revisit county permit requirements.
- c. Security System – Seth advised equipment on backorder, should be in soon. Will send copy of contract to office. Should be installed by next meeting.
- d. Pool deck - Dawn Chaplin emailed Aquaflex to look into using as deck material; received email response and advised Tex, he in turned made appointment with rep to request a bid.
- e. Tree policy proposal - Lisa Beliveau will compile info on incorporating tree density into removal requests by next meeting.
- f. 16021/22 lien - Seth submitted lien release forms to title co. ten days ago, awaiting response.
- g. Gatehouse bathroom remodel – Tex acquired 3 bids to finish shower/tub installation, caulking, and painting. **Motion:** Mark Ablondi
Delegate authority to Tex to choose contractor and oversee completion.
Second: Mark Svetcos. **Vote: Passed.**
- h. AGM food and Bylaw changes, if any - no constitutional bylaw changes but few administrative edits needed to replace references to standing committees that members voted to repeal. Dawn will handle purchasing food for AGM & family barbeque. Mark, Roy and Seth will supply their propane grills and do the barbequing. Pete Berow, **Motion:** AGM will be a barbeque for all members and their families. Food budget \$1,000.00.
Second: Mark Ablondi, **Vote: Passed.**
- i. Five-year capital reserve plan - Chris Park will complete report by next meeting. Capital projects in 2019: replace pool deck, concrete floor in clubhouse, garage for plow truck & sander, and upgrade security camera system.
- j. Schedule of Misc. Fees - List of fees from Christy reviewed and approved by board.

7. New Business:

- a. Angela request if Christy is allowed to order office supplies. Yes, unanimous agreement to extend same authority as Angela (assumed already the case).
- b. April board meeting will fall on Good Friday, Dawn proposed rescheduling to April 12, 2019. Unanimously approved.
- c. Christy advised clubhouse rented for April 13, 2019. End-of-Season Banquet for Mt. Baker Ski Area Instructors, 100 attendees. Gate will be opened from 4pm to 6pm.
- d. Roy submitted map with proposed speed bumps relocation and will install new table-top bumps & 2 stop signs in hazard and high-traffic areas; will get an estimate.
- e. Tex will be taking an pool operator training course May 8th and 9th. Certified Pool/Spa Operator class cost \$325.00. **Motion:** Mark Svetcos, To send Tex to pool course. **Second:** Mark Ablondi, **Vote: Passed**
- f. Member complaint of stored RV on lot 12040. Warning letter issued that must be removed by March 28th. Member is trying to sell it on Craig's List, requested extension. Will give them to the next meeting.
- g. Streamline rental registration process - Seth Carson, **Motion:** To bill short term rental fees quarterly. **Second:** Mark Ablondi, **Vote: Passed**

Meeting adjourned 9:02 Dawn Chaplin, **Motion:** To adjourned **Second:** Mark Ablondi, **Vote: Passed**

Next board meeting is Friday April 12, 2019 7:00 p.m. at the clubhouse.

Signed

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____

Appendix A

Directors' Reports

Regular Meeting of Board of Directors
March 15, 2019

Treasurer Report

By Chris Park

Financial Summary for month ending February 28, 2019

Cash balance as of February 28, 2019 was \$513,564 and consisted of \$242,418 allocated to the operating fund, \$257,144 allocated to the replacement fund and \$14,002 held in construction deposits. Cash in the operating fund is higher than the balance as of February 2018 which was \$208,453.

As of February 28th \$34,018 in 2019 dues remain to be collected compared to approximately \$34,103 in 2018. There are now very few accounts which are due past 30 days of which the majority relate to one member. The progress on collections is due to Angela's persistence in following up with members and remains on track compared to the previous year.

Total Member's Dues of \$297,337, matching the 2019 budget has been recognized as income along with \$5,375 in renter fee income.

Although it is only February 2019 nothing in expenditures compared to budget is of concern at the moment. Capital expended during year is related to covering for the road sand in the amount of \$7,613. Progress is being made on the garage shop build with the permitting processing starting in February 2019.