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MT. BAKER RIM COMMUNITY CLUB MINUTES

BOARD MEETING OF NOVEMBER 19, 2016

1. Meeting called to order at 1:04 p.m. by *Phil Hobman, President*, it being determined that a quorum of the Board was present.

Directors present: *Phil Hobman, President; Ludmilla Vacek, Vice President/Acting Secretary; David Hill, Grounds & Maintenance; Dawn Chaplin, Social Director; Ed Keller, Treasurer/Violations; Mark Ablondi, Legal and Insurance; Roy Graham, Member Relations*

Directors absent:

Peter Berow, Property Standards Director

Members' question period (five minutes per member)

Janet Maxwell 18024: We would like to have the fine waved on our quote-unquote stored vehicle. The wording states stored vehicle, it does not specify which vehicle. You need to be clear on what vehicle. I have moved that vehicle. So basically it comes down to who makes that ruling. And what specifies moved? An inch? A foot? To Bellingham? Phil stated he was not aware of the regulation, this is the first he is hearing of it. Ed says it is all part of stored vehicles, in place for more than 30 days. Janet: It just seems so strange that this is all coming up new? If there is a fine, it needs to be definitive. Phil explained the process of board assessing fines based on the regulations and rules. Ed reminded Janet she received a letter in February warning her to move the vehicle. Roy stated that we have crossed over the line between trailers and RVs and stored vehicles. Ed reminded of the "sweep" last year to catch all stored vehicles, there were many up on blocks. Ed stated that other members with unused vehicles have complied. This is in our rules and regulations. Ms. Maxwell says "They are not! They are vague." Ed made the point that visitors that can see a car unmoving, they will assume they can also store a car on their lot.

Phil proposed we fix this issue, it seems to be unclear what is required of vehicles that are licensed and insured. Roy states that we need to, as a board, clarify this issue, he takes it to mean licensed, insured and not a pest (not offensive or under disrepair) Other board members agreed. Phil, Roy agreed that the appeal stay in suspension while the Board defines this regulation. Janet asked while this decision is being "thought out" does she still need to move her vehicle? The decision (by Phil and Roy) was no, she does not. We will be in contact.

3. Approval of October 21, 2016 Board Meeting Minutes

ACTION: Ed Keller moved to approve the October 21, 2016 board minutes. Seconded by Lida. ***Motion passed.***

4. Correspondence

a. Janet Maxwell – Stored vehicle. She moves her truck to comply. She is appealing her fine. Ed moved to rescind Janet's fine, Mark seconded because of the change in wording/clarification. ***Motion passed.***

b. Burgis/Birchall lien. Trees were removed, adding \$249 plus 2 hrs labor to the lien. Ed moved the lien be put forward with the addition of \$300 for tree removal and clean up. Dawn seconded. **Motion Passed.**

c. Vicki Klees letter appealing \$100 fee (she calls a fine) for the New Year's Eve because she was honest. It was suggested we rescind the fee due to her honest and polite communication. It was suggested that January we begin no question \$250 fine. It was suggested we charge her full fine, but we have already given her approval. Written response that she was not fined, the original \$20 fee was not a fine. The automatic fine for this had you gone forward unapproved, it would be a \$250 fine. Ed moved we leave the fee at \$100 and it is up to her to honor the reservation and pay the fee or cancel her reservation. Phil Seconded. **Motion Passed.**

5. **Directors' Reports** (*Directors reports as submitted are on file with the following additions*)

a. President

Stressed a mistake was made by the board when Social Director position was assigned to Dawn. There was a bylaw change made by the general membership. Dawn is on the board, but we need to honor the member decision and not contradict the bylaws and establish her as Director-At-Large. Dawn stated we can change the bylaws in an emergency. Mark suggested Dawn serve the purpose of Social Director but do it under the title Member-At-Large. David stated that any director can perform these duties without the title of Social Director. Phil suggested this is how we approach the situation until any changes at AGM meetings in the future. Lida moved that an error was made and Dawn Chaplin is our Director-At-Large and head of the social committee. Lida seconded. **Motion passed.**

Milano's has been booked for December 17th for Board of Directors dinner.

b. Secretary -no report. Jennie Egan on Mission Lane has expressed interest but Ed has had issues getting her to respond to emails or calls.

c. Treasurer Bank switches on track. Reserves of \$211,XXX will be deposited into the Reserve account by Jan.1.

d. Legal and Insurance -no activity.

e. Grounds & Maintenance -Our 1995 Tractor will be a big bill, the clutch went out, it's a big job estimates are \$1,722. The tractor value is currently \$6k as is, if we do not repair, so it is a worthy and needed piece of equipment and the repairs are recommended. Routine maintenance, does not need approval.

f. Property Standards -

g. Violations - Rescind Copac fine for tree removal, they have replanted now. Ed moved, Mark seconded. **Motion Passed.** Colin Kennedy, Ed moved to rescind their fine for MPS cleaning up, they have made progress. Roy seconded. **Motion passed.**

h. Member Relations – Food bank donations seem to be working out. One member came in and took advantage of the offering. Thank you Mark, Peter, Ed and Kenny for doing work to clean up (the Member's) property that needed assistance. Nice work!

i. Social Director – No report, No longer a position.

j. Director At Large – Tickets printed and flyers made for NY Eve. Peter and Mary and J. Poirier are the Social Committee. Approx. 60 people showed up for the November Social event and a good time was had by everyone. Peter thought more Board support at the events would be nice. Next event: Grannie Gooch's begins 12:30. Roy wanted to know what time Santa arrives? Discussion was had

about how the event turns into caroling. Roy thinks Santa would not mind making two appearances that night. He will verify this with Mr. Clause and arrange times with Dawn/Allison. Allison will update the Nextdoor posting with Santa arrival times. Tickets are at the office and with Dawn for NY eve. \$20 each, pre-Nov. 30, then \$25 in December.

6. Unfinished Business

Rescind fines for Colin Kennedy and Copac.

7. New Business

a. Approval of 2017 Budget/Operating Plan. A couple of minor adjustments since Ed came up with the numbers for the budget. \$35k capital improvements expense was to cover heat pump, there are more things coming up (led lighting, etc.) the number should cover. New income of \$5 increase in Rental fees. New expense of three employee IRA matching up to 3%. Discussion was held on Rental Fee increase in budget. Dawn asked if Social gets any money. Not in the budget. 2016 funds were loaned to her. Ed motioned to approve the 2017 budget, Roy seconded. **Motion passed.**

b. Peterson 18030 trailer in disrepair and planning to sell. Member complained, or brought to our attention. That member has been contacted and the policy of removal explained to them. Manufactured homes only fall under our authority to “condemn” because of the wording “trailers and mobile homes” in our governing documents. Ed suggested we should work on getting them inspected and ask for paperwork on inspection. Allison: Under untidy lot restrictions. do we want to require that it be fixed up? Ed pointed out this will be an issue we need to get legal opinion on what we are allowed to request/require on these properties. Angela brought up that it could be noted on the Title request forms when deals are going down. “Property does not meet current Property Standards and improvements have been recommended to current owners.” This wording needs approval before using. Ed will confer with realtors he knows on best way to let buyers know. Allison responded to the complaining member. Ed will send her a quick response.

c. Bylaw compliance regarding directors. Done. See above under President’s Report.

d. Request for approval to purchase new tables and chairs for clubhouse. Allison ran down current inventory: we have tables and chairs to seat 85 people. Mark proposed waiting to see the ticket purchases when the event gets closer. Dawn and Ed mentioned chairs and tables at their homes to haul down for the event. Ed suggested Dawn be more specific about exactly what she is requesting. Dawn will borrow unless the need appears to be great as the event gets closer.

e. Rules on Stored Vehicles: We need to define what is actively using or 30 days. Allison believes our intent was to only scrutinize unlicensed, uninsured or unkempt vehicles, moldy, grass growing up under, etc. Ed wishes to clearly define vehicles. In the spirit of even compliance. We cannot ask one member to move a stored vehicle and ignore another member’s. Phil suggests it be up to Allison’s discretion until we can discuss this at a 2017 board meeting. Roy suggested that we put in unlicensed and unregistered automobiles and leave it up to our discretion to define autos. Ed believes the intent is to keep owners from storing vehicles in the Rim. Mark suggested that simply insured and licensed should cover it. It was said that to address appearances could discriminate some members driving junkers. David suggested. Roy moved that section 2.2 of MPS be amended to read “Uninsured and unlicensed” before the word: “Automobiles and light trucks” and remove “Trucks, vans, campers“, as work/utility vehicles should be scrutinized on an individual basis. Phil seconded. **Motion Passed.**

f. It has been offered by Susanne Savery, our previous Treasurer, to go through the Bylaws word by word to clean up, find inconsistencies and clean them up. Ed moved we take her up on this opportunity. Phil stated on Peter’s behalf the question of a non-board member being involved. The bylaw committee

must include one board member, Ed says per bylaws. Ed moved to accept Susanne's volunteer work under him as the Bylaw Committee Director head, Roy seconded. ***Motion passed.***

Meeting adjourned at 2:52 p.m.

*The Board may convene in closed executive session to consider personnel, legal, liability, or issues dealing with violations.

Next Board meeting is Friday, January 20, 2017 at 8:00 p.m. in the clubhouse.