

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF OCTOBER 19,2018
(Approved November 16, 2018)

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 (interim) and Social Committee; Lisa Beliveau, Member Relations; Mark Ablondi, Property Standards; Seth Carson, Legal & Insurance; Mark Svetcos, Vice President and Violations.

Directors absent: Michael Betker, Grounds & Maintenance; Christopher Park, Treasurer.

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

1. Member guest speakers: None.
2. Approval of September 21, 2018 Meeting Minutes. Motioned: Mark Ablondi. Seconded: Pete Berow. Table approval until next meeting. Voted: passed.
3. Member Correspondence:
 - a. 22007: 9/24 email request neighbors reimburse half of survey expense – response letter to be drafted by Christy and presented to Lisa Beliveau.
 - b. 16015/16: 10/19 complaint RE: neighbor's construction site – member sent letter to neighbor; will contact office if MBR involvement needed.
 - c. 16021/22: Potential Buyers – Mark Ablondi and Seth Carson will follow-up for more information as to why they want to rotate the lots.
4. Directors' Reports:
 - a. President – No report
 - b. Secretary – Member-to-Board Correspondence Tracking list on-file in office
 - c. Treasurer – Report attached; monthly financials on-file in office
 - d. Property Standards – Report attached
 - e. Grounds and Maintenance – No report
 - f. Member Relations – No report; Property Transfers list on-file in office
 - g. Violations – No report; Violations Tracking list on-file in office
 - h. Legal & Insurance – No report

Motioned: Lisa Beliveau. Seconded: Seth Carson
To adopt Directors' reports as-submitted into the minutes. Voted: passed.

5. Unfinished Business:
 - a. Pickle ball court resurfacing - due to location, problems will reappear.
Motioned: Dawn Chaplin. Seconded: Mark Svetcos
Table to the spring for more research and funding. Voted: passed.

b. Garage Expansion

Tex went to county planning office and told conditional use permit is required for gatehouse garage. Discussion of alternate solutions followed, including other MBR lots as possible site. For now, eco-blocks can be purchased for \$2000 to store sand. Motioned: Mark Ablondi Seconded: Mark Svetcos. Approve \$2000.00 for eco blocks. Voted: passed.

6. New Business:

- a. President's letter: To be read and approved to be sent out in annual dues mailing.
- b. Michael Betker resignation: Actively looking for replacement.
- c. Lots 16021/22: Seth Carson will retrieve more information.
- d. Update to rental packet and ideas to improve registration process. Further discussion needed.
- e. Old tables to be given away to members on a first come first serve basis co-ordinated by Caretaker. Christy will put information on Nextdoor.
- f. 15022 contractor took down tree on MBR property.
Motion: Lisa Beliveau. Seconded: Mark Ablondi. Approve \$300 fine.
Voted: Passed

7. Meeting adjourned at 9:15 p.m. Pete Berow moved to adjourn. Dawn Chaplin seconded. Vote passed.

Next board meeting is Friday, November 16, 2018 at 7:00 p.m. in the clubhouse.

Signed:

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____

APPENDIX A - DIRECTORS' REPORTS

For Board Meeting of October 19, 2018
(Adopted into Meeting Minutes November 18, 2018)

I. October 2018 Treasurer's Report

Cash balance as of September 30, 2018 was \$360,849 and consisted of \$83,298 allocated to the operating fund, \$261,550 allocated to the replacement fund and \$16,001 held in construction deposits. Cash in the operating fund is close the balance as of September 2017 which was \$90,778. A transfer of \$9,449 will need to be made from the replacement fund to the operating fund in October which largely relates to clubhouse bathroom and lighting projects.

Total revenue year-to-date is as expected and is very close compared with the budget. Rental fees of \$15,275 have exceeded the budget (\$14,000) and will increase by year-end with demand over the start of the ski season. Violations are approximately \$3,675 higher than budget but significant amounts collected over the remainder of the year shouldn't be counted on. Accounts receivable are just over \$4,000 at the end of September. The majority of the accounts appear to be collectible as of the date of this report; however, approximately \$1,000 of the receivables are past due 90 days and will have to be followed up on. Angela deserves credit for her work collecting these past due funds.

Expenses are currently in-line with expected year-to-date costs with the exception of the tiling in the clubhouse bathrooms which totaled \$7,756. A transfer from the reserve fund will need to be done to cover this amount as it was included in the 5-year capital plan. 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 summer months over, these projects will probably not be completed by the end of the year and will affect whether the capital fund comes in over or under budget this year.

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. The pool deck repairs should happen this fall to be sure that it doesn't hold up pool season next spring. Estimates and an action plans should be determined in the next month or two.

II. October 2018 Property Standards Director's Report

14058 Canyon Ln. New construction: 9/17 request to cut large cedar on back slope close to both houses. Partially dead and precariously exposed on bank slope from lot excavation. Approved. Note previously approved to cut 3/2/2018.

11103 Welcome. 9/21 request for construction dumpster in driveway. Approved for 1 mo.

22003 Pinnacle. 10/6 request to cut large dead alder (right front corner of lot). Approved.

11054 Mission. 10/11 New Construction: request to cut large dead maple back left corner of lot. Approved.

22014 Pinnacle. 10/7 Can member fill in ditch surrounding water district utility meter? Hole is roped-off with yellow hazard tape. No cofferdam surrounding meter or piping. Caretaker will contact Kevin at Water District for status.

TREE SURVEY

10/7 Caretaker, Property Stds Director and local tree service expert conducted an MBR tree survey for potentially dangerous trees on common & member property. We rated trees at a RISK of 1-10 with one being highly dangerous and ten being healthy no current concern. We reviewed trees previously identified for concern by members and MBR staff along with any other trees identified during the survey. Tree service noted our trees are generally in much better condition than other gated communities in the area. Any common property trees greater than 9" diameter will require a Board vote to cut. I recommend we offer members' the opportunity to have their trees of concern (as noted in this survey) cut at the same time the tree service is working in the Rim. The costs savings to members would be significant. The following prices cover cutting, bucking and chipping detritus. Logs remain.

14009 Welcome. Three leaning ALDERS R6, one on MBR property other two smaller ALDERS on member's lot. \$200 for all three. Offer split with member? \$100 each or just take the one MBR tree down. REQUIRES BOARD VOTE.

15023 Iceberg. Large MAPLE R6 Limps over road. MBR property, RECO CUT. \$150. REQUIRES BOARD VOTE.

17007 Shuksan. One healthy FIR by and in Frontier line R10, Reco NO CUT but keep on Watch list. Two large healthy ALDERS R8 (\$900) keep on watch list due to proximately to road. One FIR R5 w/ roots disrupting Water District utility box. RECO CUT. MBR property. \$100. REQUIRES BOARD VOTE.

18001 Shuksan. Large leaning ALDER R5 towards S neighbor. \$300 member tree. Offer to member?

18030 Welcome. One med size ALDER near road. On member property. R6-7. RECO NO CUT. Informed both neighbors as tree may split lots.

CLUBHOUSE: Large DOUG FIR R3-4 near propane tank w/ upper split branched over clubhouse. RECO CUT. MBR property. \$950 REQUIRES BOARD VOTE.

21006 Pinnacle cul-de-sac. Large DOUG FIR left of driveway, R10 Healthy No Concerns. Caretaker will notify member.

21011 Pinnacle. One large COTTONWOOD R6 (mainly large branches over road concerns) and three leaning ALDERS R6. RECO CUT. All on MBR property except one ALDER on member lot (21010). Caretaker will reach out to member. \$900. REQUIRES BOARD VOTE.

Total: \$2,100 for MBR common property trees.