

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF September 15, 2017

Meeting called to order at 7:03 p.m. by Pete Berow, President, it being determined that a quorum of the Board was present.

Directors present: Pete Berow, President; Sally Hewitt, Secretary; Ed Keller, Treasurer; Dawn Chaplin, Member Relations; Lida Vacek, Vice President and Director at Large; Mark Ablondi, Property Standards; Dennis Larson, Grounds and Maintenance; Seth Carson, Legal and Insurance.

Directors absent: Dodie Fox, Violations.

1. Approval of August 18, 2017 Board Meeting Minutes

ACTION: Discussion of minutes. Ed Keller moved to approve the revised August 18, 2017 Board meeting minutes. Seconded by Dawn Chaplin. **Motion passed.** Minutes approved.

2. Correspondence

The Member-to-Board Report is on file with final copy of September minutes in MBR office.

- Dawn Lehew, 17042, wants to remove dangerous fir (branches dropping), Mark Ablondi asked the Board to approve via email vote consensus, but there weren't enough votes. We were three votes shy of 100 percent: Lida, Ed, Seth. Ed Keller and Seth Carson didn't realize it was an email vote. Ed thinks the request is reasonable. Mark requested an email vote because the tree is healthy, beautiful. Board members agreed the tree can be removed.

- Nyla Wright, 11022, since May the recycling bins are full each time she's at the dumpster: Angela sent her a response about the pick-up day (Thursday) and Ed Keller posted on Nextdoor.

- A member complained about the orange cones directing people on Glacier Road to the Colin Kennedy, 22007, residence on August 25, about the glaringly bright light that is on all night, and the pile of trash in the yard. Aaron sent a reply. Aaron is not convinced the lights are more glaring than anyone else's. Ed Keller talked to the complaining members and they seem to be satisfied with what they talked about. Aaron asked the nextdoor neighbor and the lights don't bother him. Mark Ablondi didn't notice the pile of trash. Mr. Kennedy said the orange cones were for bulldozing. No action necessary.

- Davis and Pam Carvey, 14038, request 5th gate card for family use, for grown children.

ACTION: Dawn Chaplin moved we give them a 5th gate card. Mark Ablondi seconded. **Motion passed.**

- Owners at 11103, McCallister: renters at 11101 dumped their garbage in the bin at 11103 and then threatened the members when they complained about it. Angela wrote to Mt. Baker Lodging because MBL hadn't submitted a rental form for 11101. Ed Keller: MBL evicted the renters, and the staff member who didn't file the rental form was fired. He saw no reason to fine the 11101 owner. Dawn Chaplin didn't agree: the members at 11103 were traumatized. In her email, Dodie Fox asked for a Board vote on this.

ACTION: Lida Vacek moved to fine the owners of 11101 (Blaker) for the inconvenience, Dawn Chaplin seconded. Tie 4-4: **the motion did not pass.**

•Everett Babbitt, 22009, for Property Standards: 6 ft. cedar fence request (drawing included). We follow Whatcom County code regarding fences. Mark Ablondi: we'll look at the drawing and make a decision.

•Clark Huber, 15018, for Property Standards: permission to put up fence to hide 19' travel trailer. Angela sent reply with our regulations. Ed Keller: travel trailers cannot be stored on MBR property. Only seasonal utility trailers can be stored. We need a follow-up letter to explain this.

•Lisa Beliveau, 22004, requests one smaller key fob w/no renter access. They already have 4 gate cards. Should be gate access only. Ed Keller recommended the request is denied at this point, reiterate no rentals for one year or they will be fined \$250 per incident. Who will reach out for more information: Christy. Aaron and Christy will follow up. After the Board meeting, we were informed Ms. Beliveau simply wanted to exchange one of her gate cards for a fob, which was approved. No vote is required for a gate card exchange.

•Marissa Beg, 15014, response after August meeting, she encourages MBR to come up with a policy regarding drones. She thinks there is support for restricting or banning drones. Dennis Larson: we should wait until WA state passes the drone-regulation bill. Pete Berow: we can do whatever we want, regardless of state regulations. Ed Keller: we don't need to fly drones here. Flying drones at the field and taking photos at the pool would not be appreciated. Ed said we should inform Ms. Beg we are researching the drone issue and will continue to work on the issue.

•Jim and Dodie Fox, 22006, request extra days storing their travel trailer on lot 18024. They will remove it by September 22.

ACTION: Lida Vacek moved to allow them the extra days. Pete Berow seconded. **Motion passed.** Seth Carson: if we don't hear anything after Sept. 22, we should contact them.

3. Directors' Reports

Directors reports as submitted are on file with the September minutes. Additional comments are recorded here:

a. President

No report.

b. Secretary

No report.

c. Treasurer

Ed Keller reported:

Income through August 31st continues to be above projected revenue. Any expenses over projected budget should be covered by additional revenue.

Current overall expenses are exactly at projected levels. There are some areas of increased expenses that should level out by the end of the year.

Capital improvements have begun and will be expensed separately from our general budget. The approved transfer of \$20,000.00 to our reserve accounts was completed. Total expenses for each Capital Improvement are expected to come in at or under budget.

All accounts through August 31st have been reconciled and reviewed by the Treasurer. Some minor expenses for Capital Improvements were paid from the general funds and an appropriate transfer will be made to correct this.

d. Legal and Insurance

Seth Carson said the new Dodge truck has been insured. He also prepared “good neighbor” letter samples (see New Business).

e. Grounds and Maintenance

Dennis Larson said we’re working on three projects: clubhouse heat installation, new siding on the clubhouse, and paving. Things are going well.

Dodge truck: We have purchased a new 2016 Dodge truck from Rim owner Bob Campbell (19037 Glacier Rim Dr.), owner of Karmart in Burlington, for \$40,860. This is well within the budgeted \$45,000. The truck should be delivered any day and will require modification to accommodate the snowplow, but this can likely be done and still stay within budget.

Clubhouse heat: West Mechanical is currently installing the new heating system in the clubhouse.

Paving: The paving work by Western Refinery Services was taking place this past Wednesday, and should be complete by now. We have decided to do only 2 of the sections this year, Picket Lane and Shuksan at Cedar Circle, for a cost of around \$16,000 and, hopefully, apply the remaining budget to next year’s paving.

Clubhouse siding: Aaron and Ken have been working on replacing the siding by the entrance area of the clubhouse and are they are making good progress. The remainder of the clubhouse siding replacement will be done over the next three years.

Pool: The pool is closed for the installation of the clubhouse heat. Aaron may reopen it if the weather remains warm and dry.

f. Property Standards

Mark Ablondi said concerning 14029 Shuksan (owners Joe and Patricia Luciano): 12 conifer trees about 25 years old are tagged for cutting (4 on MBR property). Mark: they want to let more light in, maybe we can agree on taking every other tree. There are 4 trees in front and 8 in back. The member would pay. The trees are healthy — he assumes this is for aesthetics. Mark wants a vote before he meets with the member: Board members are okay with 1 MBR tree being removed. Mark thinks the second row of trees are on Mr. Luciano’s property.

ACTION: Mark Ablondi moved we let them take 1 tree from the front row, Ed Keller seconded.

Motion passed.

Aaron: Lots 19020, 21 (Tobin and Janie Booth) are being consolidated, so Glacier Water will give them one meter; the septic drain field is too close to potable water. Mark: we need to concentrate on keeping the location of the septic system on the street side of the property. Ed Keller stated they only need a variance. The proposed drain field will be within 5 front feet of the property line.

ACTION: Mark Ablondi moved to send a variance letter to Whatcom County Health Department, concurring with the proposed changes as previously outlined by WCHD and the Booth’s. Ed Keller seconded. **Motion passed.**

Aaron asked if the Board is okay with utilities on Rim property. The Board is okay with utilities on Rim property.

11104 WELCOME (Emil URBAN): Request to cut large cedar with split crown (2017 winter storm damage) and large crack extending down trunk. Approved.

12011 SHUKSAN (Andy SROUGINIS): Pre-Whatcom County permit review of site and construction plan, all in order. Approved six large firs tagged for cut within house foundation. Request to bring gravel in for driveway, on hold till WC permit and MBR security deposit received.

14029 SHUKSAN (Joe LUCIANO): 12 trees tagged for cut. Four of these trees are within 25 ft. of road mid-crown. Of these, one tree is less than 6" diameter, remaining three trees over 6" diameter. Eight tagged trees are within 30 ft. of road crown. All eight trees are over 6" diameter. All trees appear planted. Plan to walk property with owner on Sept, 16. Request Board voice vote 9/15.

17042 ICEBERG (Dawn LEHEW): Permission to cut large healthy fir hosting chairlift by parking spot. Re: debris and limbs on car. Requested email vote on Aug. 22, six Board members responded with approval to cut. Three Board members did not respond. Request Board voice vote 9/15. (See Correspondence.)

19020-19021 GLACIER RIM (Tobin BOOTH): Pre-Whatcom County permit proposed Whatcom County Health Dept. letter per owner request. Request voice vote on attached letter at 9/15 meeting. (See above.)

22007 PINNACLE (Colin KENNEDY): Issued stop-building fence letter on Aug. 19, 2017. Certified lot/land survey required with site plan for fence (neighbor dispute on property line). Understand from owner that garage build plan is for spring 2018.

g. Violations

Dodie Fox reported:

14061: Fined for failure to submit required rental paperwork.

19002: Renters had charcoal BBQ ready to light. Said Mt. Baker Lodging told them it was okay. They were cooperative. Mt. Baker Lodging will be informed of grill regulations.

22007 Pinnacle: Ongoing issue regarding trees, neighbor complaints, intrusive lights. I have recused myself from this issue. Can Pete Berow follow through on the intrusive light issue?

11101: Renters threw trash in neighbors' bin then were aggressive and abusive toward neighbors. Sheriff was called, renters kicked out. We cannot fine the owners for having bad renters. We can fine for failure to file required rental paperwork. This was an office error from Mt. Baker Lodging and this particular owner is generally in full compliance. So this is the question: do we fine or not fine? I ask for a Board vote on this one. (See Correspondence.)

14060 Canyon: Angela found two separate rental violations failure to file required paperwork on 9/1/17 and 9/8/17. Warning letter sent.

19018: On-going utility trailer issue. Aaron asked owner to remove utility trailer and it was moved only to be replaced by an RV. Aaron asked owner to remove RV and it was removed.

14058 Canyon: Issued a noise warning for heavy equipment noise outside of allowed hours.

h. Member Relations

Dawn Chaplin updated the new member flyer. Noted on the flyer: There are no rentals allowed the first year of ownership. Permission for cutting trees: change to permission from Property Standards not the caretaker. Dawn would like to distribute this flyer to real estate agents. Ed Keller said we should be selective about which agents to give this to. Sally Hewitt said this flyer should be placed at the beginning of each New Member Packet.

i. Director-at-Large

No report.

4. Unfinished Business

a. Ban drones in MBR? Discussed in Correspondence section.

b. Job descriptions — Pete Berow: end of meeting

c. Ongoing old gate card cancellation issue — Dodie Fox: delayed until next month.

d. Board opinion on Crowley lien (17044) for unpaid fines — Ed Keller recommended we put a lien on his property.

ACTION: Lida Vacek moved we put a lien on Mr. Crowley's property. Dawn seconded. **Motion passed.**

e. Vote on Resolution 2017-04: Mark Ablondi is concerned if we go to a 6" diameter cut limit we'll have more questionable trees falling in winter. Mark said 9" has worked well for MBR, while Snowline, Snowater, and other communities had problems last winter partly due to their smaller tree diameter cutting restrictions. Ed Keller: the 9" is for lot developments. Mark said by shrinking the size, we'll potentially have more dangerous trees in 10+ years. Lida Vacek stated the smaller size will bring a lot of work for all of us, Property Standards, and the Board. Mark said: by putting it in MBR regulations, people are more likely to not come forward to cut their trees, allowing for more questionable trees to grow bigger. Mark thinks we should leave property standard trees at 9 inches. Dennis Larson supports this. Mark said the more restrictive we get, the more fights we'll have with members.

ACTION: Mark Ablondi proposed we change the limit to 9" diameter across the board (lot development and maintenance). Dennis Larson seconded. **Motion passed.** Do we want to include written permission (email letter is acceptable)? Yes.

Resolutions, 2017-4, 2017-05, 2017-06 — Angela: all resolutions will be changed to 9" diameter.

5. New Business

a. MBRCC dangerous tree policy — Pete Berow: we should hire an arborist to look at our dangerous trees in MBR to determine if some trees need to be removed. Mark Ablondi said he and Aaron drove around looking at properties and trees in June and contacted members with questionable trees.

ACTION: Lida Vacek moved we hire an arborist to check out dangerous trees on MBR and private property, and limit payment of the arborist to \$300. Mark Ablondi seconded. **Motion passed.** Aaron said we have \$1,000 in our budget for trees. Aaron will contact an arborist.

- b. Secure place for executive session minutes, office security — Ed Keller: it's been on the agenda for months, 13 office keys are unaccounted for. He recommends we change the office lock from the inner office to outer office. All secure items will be stored in the closet. 15 keys unaccounted for: kitchen and clubhouse. Aaron recommends no changes on clubhouse, kitchen, and locks in other areas, pool chemicals, sauna, etc. Ed, Lida Vacek, Mark: we should change locks in the office. For executive session minutes: Pete Berow and Sally Hewitt should have the key to the locking file box. We need a small, lockable file. We will talk about this at the next Board meeting. Ed Keller: think about digital files, we'll check into getting Cloud access.
- c. President's Letter for November dues notice — Angela: Pete Berow asked if there's anything we want to add.
- d. Members accessing their property from county roads — Pete Berow: Snowline has a rule people can't access Snowline from a public road. Angela will write this up so we can change our Bylaws: MBR does not allow vehicular access from any state highway or forest service road or county road.
- e. Requested MBR manual changes — Pete Berow: we need to update this manual, get rid of the committees which are no longer in existence (the Board can still appoint committees in the future).
- f. Plan for Halloween (on a Tuesday) — Angela: Pete Berow said Angela wrote up a plan. Mark Ablondi will help and the plan is set. Mark will take care of the home sign-up sheet in the office.
- g. Fine 11101 for failure to fill out rental paperwork — Dodie Fox: see Correspondence.
- h. Inform members of new tree rules, etc., via Baker Bits, dues letter — Dodie Fox: hold off until next month.
- i. Angela requests time off for trip to Spain — Angela: Pete Berow asked if anyone has a problem with this. Ed Keller said Christy will fill in. We're all happy Angela will take a vacation.
- j. Good neighbor letter re: dead or leaning trees, etc. — Seth Carson presented his letters and the Board approved.
- k. Should Christy create a new map at the entrance — Angela: Ed Keller said he talked to Christy about this. Christy can do this on a computer and can send a file to a sign company. Christy will let us know the cost.
- l. Yoga at the clubhouse? — Mark Ablondi: is there a concern with members paying for the yoga class? Dawn Chaplin said this is illegal, the instructor would be running a business out of the clubhouse; this happened before and it was declined. Seth Carson asked: what about the food truck at the AGM? Was that illegal? Dawn: it's in our covenants that no business is allowed in MBR. The Board decided to table this until we can read the covenants and bylaws.
- m. Email voting: 100 percent approval? — Mark Ablondi: Ed Keller stated this is governed by the state of WA, voting by email has to be unanimous with 100 percent Board participation. Mark: if we don't hear from all Board members, then what? Ed: if the issue just needs an opinion, we don't need 100 percent participation.

6. Meeting Adjourned: Meeting adjourned at 9:13 p.m. Mark Ablondi moved to adjourn. Dawn Chaplin seconded.

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

Next Board meeting is Friday, October 20, 2017 at 7:00 p.m. in the clubhouse.

Signed:

MBRCC Board of Directors
Print Name and Title:_____

Dated:_____