

MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF APRIL 12, 2019

1. Meeting called to order at 7:04 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; Lisa Beliveau, Member Relations; Julie Brown, Director At -Large (interim)

Directors absent: Mark Svetcos, Vice President and Violations; Seth Carson, Legal & Insurance.

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

2. **Member question period:**

- a. Frank & Paula Pochop – camper trailer stored on lot with custom fabric cover, remove-by date extended to April 15th; members presented plans for fence enclosure, wanted to ensure Board is ok with height of camper exceeding 7 ft. fence height. Enclosure plans approved.
- b. Ryan & Lori Lorimer (Kestrel Homes) - submitted plans for cabin construction with construction deposit check, referred to Property Standards Director Mark Ablondi.

3. **Motion:** Dawn Chaplin.

Seconded: Pete Berow.

Approval of February 15, 2019 minutes with corrections. **Vote: Passed**

4. **Motion:** Mark Ablondi.

Seconded: Pete Berow.

Approval of March 15, 2019 minutes. **Vote: Passed**

5. **Member Correspondence:** requiring board action or response. - None

6. **Directors' Reports:**

- a. President letter – reviewed, Christy to make revisions
- b. Secretary – No report
- c. Treasurer –month-end financial statements on-file in office
- d. Property Standards – No Report
- b. Grounds and Maintenance – Roy presented a map showing where new table speed bumps are going (see Appendix B) and 2019 grounds project list 2019 report (Appendix A)

- c. Member Relations –*updated property transfer list on-file in office*
- d. Violations – *updated violations tracking list on-file in office*
- g. Legal & Insurance – No report
- h. Director-at-large – No report

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.

7. Unfinished Business:

- a. Update on pickleball court - Roy advised work will be completed in the next couple of weeks.
- b. Update on garage – Tex and Roy advised are looking at a lot owned by the Rim on Shuksan.
- c. Update on camera security system – Roy will look into.
- d. Update on pool deck - Tex met with rep. from Aquaflex, bid out of our price range. Additional bids to be requested.
- e. Update Draft Tree Policy - Lisa Beliveau will write a proposal about tree density fair for both sides for the May meeting.
- f. Update 16021/22 liens - Julie Brown will contact title co. about lien funds.
- g. Update AGM- Directors needed 3 years 3 and 2 years 2? Mark Ablondi
Motion: A proxy may be given to any adult a member chooses. **Seconded:** Lisa Beliveau **Vote: Passed**
- h. MBRCC five year capital plan. Cost side on the operating budget
Chris request the directors to send an email on what you like or dislike about the budget. Chris Park **Motion:** Recommend to send financial statements to membership to be voted on at the AGM. **Seconded:** Mark Ablondi **Vote: Passed.** Pete Berow **Motion:** Recommends to the membership an advisory vote to raise the annual dues by \$25.00 for operating expenses due to increased costs. **Seconded:** Lisa Beliveau **Vote: Passed**
- h. Employee salary increases - After the May meeting
- i. Christy advised she was buying software for the office out of her own pocket we advised she needs to let the board know this and we will cover the bills for software that is needed in the office. Also any extra time she puts in setting up the software.
- j. Property Standards updates
19026/27 – Cut large cedar trees advised Mark previous caretaker said they could take the trees down. Mark advised no more cutting.
17007 – Permission to cut trees.
11063 - New Construction
11094 - New Construction – Contractor cut into bank next to neighbor. Trees above are now dangerous as the root system has been compromised. Member wants the board to contact his neighbor to see if

they would split the cost of taking down the trees. Mark will advise member to speak to the neighbor himself as we do not get involve with neighbor disputes.

18021 –failed septic inspection, does MBR require construction deposit for replaced septic. Julie Brown will contact realtor as it is up for sale.

14021 – Deck replacement

13025 - Welcome advised no tree cutting until construction plans as the member wants to cut down roughly thirty trees.

8. **New Business:**

- a. The board would like to thank Johanne Poirier for donating fifty dollars to the social fund; it was greatly appreciated
- b. Angela Urso our bookkeeper provided a report.

Meeting adjourned 9:42 Mark Ablondi, **Motion:** To adjourned **Seconded:** Dawn Chaplin **Vote: Passed**

Next board meeting is Friday May 17, 2019 7:00 p.m. at the clubhouse.

Signed

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____

April 2019 Treasurer Report

Cash balance as of April 30, 2019 was \$511,316 and consisted of \$235,662 allocated to the operating fund, \$257,651 allocated to the replacement fund and \$18,002 held in construction deposits.

As of April 30th \$10,714 in 2019 dues remain to be collected compared to approximately \$12,466 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. Liens will be levied soon against members who haven't paid their 2019 dues.

Total Member's Dues of \$297,337, matching the 2019 budget has been recognized as income along with \$8,400 in renter fee income.

Although it is only April 2019 nothing in expenditures compared to budget is of concern at the moment and are very comparable to the previous year. It should be noted that a large amount of the repairs and maintenance budget has yet to be expended with the majority expected to be spent in the summer when new speed bumps are installed.

Capital expended during year is related to covering for the road sand in the amount of \$7,613. Design options for the garage shop rebuild are still being considered and the majority of the capital projects are expected to occur over the summer or the fall and include the pool deck repair and the club house floors.

A copy of the financial statements have been attached to this report for further details.

Mt Baker Rim Project List 2019

- Clean up and remove all wood around wood shed and paint shed
 - Remove metal post at park entrance
 - Paint rust on tennis court fencing
 - Add dog bag dispenser by tennis court garbage can
- Remove concrete blob by basketball court and smooth out gravel
 - Sand and refinish picnic table by playground
 - Fill holes in lawn and hill by pool and replant with grass
- Cut back all showing weed fabric/black plastic and add beauty bark to all gardens
 - Remove all rotten wood rounds at and around clubhouse
 - Clean up all wood/trash and surplus old equipment at A frame
- Remove old fencing and add new gate/refurbish old gate at A frame
 - Paint A frame
- Wash all signs i.e. traffic/pool/clubhouse/tennis/trash compactor
 - Grind all trip hazards on and around pool deck

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Mount Baker Rim

Community Club

10315 Mt. Baker Highway
 Glacier, Washington



Speed bumps/tabletops

