

**MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF April 20, 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.

Pete asked if Board members adopt the agenda, according to Robert's Rules. All agreed by a show of hands.

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

Directors absent: Lida Vacek, Vice President and Director at Large; Dodie Fox, Violations.

Member Comment Period: 18008 owner asked about putting landscape rocks on what is most likely MBRCC property and was given permission with the caveat: anything put on MBR property can be removed at will by the Board.

1. Approval of March 16, 2018 Board Meeting Minutes

ACTION: Discussion of minutes. Ed Keller moved to approve the March 16, 2018, Board meeting minutes. Seconded by Dawn Chaplin. **Motion passed.** Minutes approved. Pete Berow said the March meeting vote on removing Dawn Chaplin is null and void because there was not a majority — Ed Keller added: the vote results did not conform with WA State law, but conformed with our bylaws (WA State law supersedes MBR bylaws). Pete said we need to determine the majority number before a vote.

2. Correspondence

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

- 15028 member's email appealing \$200 fine for not submitting rental registration forms: he submitted 4 forms between 2014-2016 and has submitted no rental registration forms since

then. His cabin has had 13 known rental occasions in 2017 and 2018 for which he has not submitted the registration forms.

ACTION: Ed Keller said all his rentals have been recorded at Airbnb. Ed made a motion his fine remain at \$200. Seth Carson seconded. Unanimous vote. **Motion passed.**

- 18009 member's 2nd request for 2 renter fobs, has 4 active cards, purchased her home 4/2/17. Ed Keller said she has now reached the one-year mark of owning before renting.

ACTION: Ed Keller moved the request for 2 renters fobs be approved. Mark Ablondi seconded. Unanimous vote. **Motion passed.**

- 12004 member requests 1 more owner gate card, currently has 4 cards (2 owner, 2 renter), wants 1 more owner card for vehicles/family.

ACTION: Ed Keller moved we approve her request for 1 more owner gate card. Dawn Chaplin seconded. Unanimous vote. **Motion passed.**

3. Directors' Reports

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

a. President

No report.

b. Secretary

Sally Hewitt reported: I've posted the need for nominees on Nextdoor two times and we've had one response. Angela has asked four members if they'd like to be Board candidates and all demurred. I've asked two members: one said she was too busy and one hasn't responded. Dodie asked two members and Dawn asked one. That makes 10 members approached, with only one committing to being on the Board: Dennis Kelly. We need 5 more nominees. I recommend forming a Nominating Committee. Ed and I did the heavy lifting on this one last year — others need to take over this year. Ed will print items for the AGM, so we'll need to make sure we have all bylaw amendments/peal, advisory vote announcement, and the AGM notification letter camera-ready April 22 or so.

c. Treasurer

Ed Keller reported we received notice that we owe taxes on items that are taxable: vendor gate cards, member gate cards, rental fees, interest income, everything that is not dues. Ed also reported very few members who received their notice letters (informing them of MBR's intent to file a lien for not paying dues) have paid. The office will call these members.

Year-to-date revenue is ahead of projections. Rental income (\$8,100.00) is an increase of over 25% above the same period in 2017. This is due to a good ski season. Unpaid dues total \$12,255.74 at the end of March 2018.

Overall expenses are in line with projected budgets except for tree removal that was budgeted at \$1,200.00 and came in at \$1,302.00. This is minor and should easily balance out as the year progresses. As planned, all remaining members who have not paid any part of their 2018 dues have received a notice letter giving them until May 4th to pay. This is an extra 30 days grace period

before a lien will be placed upon their property. This involves about 17 properties this year as compared to almost 40 last year. Of these properties, 10 were also late in 2017 and received lien letters last year also. These late payments have required over 80 invoices to be sent compared with about 200 last year.

d. Legal and Insurance

No report.

e. Grounds and Maintenance

No report.

f. Property Standards

Mark Ablondi reported:

14022 SHUKSAN RIM DR: 3/24 Pre-construction walk-thru w/owner, excavator & Aaron. Owner is builder. Neighbors (14021) have two small outbuildings (sheds) at back of lot on south side that are potentially on 14022 lot. 4/10 new lot survey recorded. 14021 will need to move the 2 sheds. Owner will contact neighbor. WC permits in order, all satisfactory. 4/11 MBRCC new construction permit approved/issued.

18008 GLACIER RIM DR: 3/28 Member requested and was given permission to cut 5 hemlocks all under 9' diameter in front yard. Request to cut two 13" hemlocks also in front yard. Member plans to plant evergreen and spruce to replace cut trees. I recommend authorization but running the last two larger trees past the Board for any concerns. All trees are on member's lot.

19047 GLACIER RIM DR: 3/29 Member was given no notice of two dangerous alders on his property (leaning towards clubhouse) that were cut by MBRCC. The lack of notification was an oversight on our part. Apologized to member. 4/5 Returned split alder to member who burns firewood which helped to rectify the situation.

17002 WELCOME RD: 4/7 Request to build 7x14' shed in backyard. Meets all setback & MBRCC requirements. Shed authorized.

14053 CANYON LN: 4/9 Aaron & I did a pre-construction site walk through. 7 trees within house footprint marked and authorized to be cut. WC permits and house plans are in order, all satisfactory. 4/9 MBRCC new construction permit approved/issued.

12026 SHUKSAN RIM DR: Two dangerous alders on property line and another in neighbors' (12027) lot. OK to cut the two alders on property line. Recommend they talk with neighbor 12027 about the other alders.

12028 SHUKSAN RIM DR: Unauthorized filling in of wetlands and cutting five large trees in same wetlands. No WC nor MBR permits. 4/9 email sent to member to stop all clearing and fill. Adjacent lot b/w 28 & 29 is MBR owned and unbuildable due to wetlands.

22007 PINNACLE RD: Pre-construction plan review for garage. Garage plans are good (Pioneer Post). I requested a clean lot survey drawing showing house and garage.

Ed Keller asked about 22007. Mark Ablondi: we haven't approved anything at this point. 22007 has plans which haven't been approved, and has survey: Mark said everything will be included in his construction package.

18008: request to cut trees, two 13" trees. Mark thinks we should approve them cutting two 13" trees. Ed Keller thinks we should ask for a survey before the Board approves it (the trees could be on MBR property). These are two mature hemlocks. Seth Carson: we set a diameter limit a few months ago. What's our voting record? Mark: we usually deny if the trees are on MBR property. Dawn Chaplin said we can't allow members to cut trees for view purposes only. Pete Berow: we'll check this out and make a decision. Mark: we shouldn't make him get a survey and then deny his request. Seth: do the trees look healthy? Mark: yes. Seth: should we vote now? Dennis Larson said we need a reason for removing trees.

ACTION: Seth Carson moved to deny his request to cut two 13" diameter trees. Ed Keller seconded. Vote: 6-1. **Motion passed.**

11027 wetland filling and tree removal: Ed Keller said MBR was previously sued by the owner and added the county is not going to help us. Aaron: another member said there was an issue with backfilling the swamp. Mark: do we want the county to step in? Ed: he's been fined before and paid the fines and we've had litigation. Ed suggested we send a letter stating the member can do no further development until we approve his plans. Mark: he should be fined for cutting 5 trees, clearing land, and filling wetlands without a permit. Seth Carson asked if we can order them to stop and desist? We can. The owner did not obtain permission from Mark. Pete Berow: turn it over to Violations Director. Mark said he filled in a wetland. Ed stressed the goal is compliance, not litigation. Seth: we need consistency. Ed: we should fine him \$675 for the tree-cutting incident/wetlands filling.

ACTION: Seth Carson moved we fine 11027 \$675 for tree-cutting without permission and wetlands filling. Ed Keller seconded. Unanimous vote. **Motion passed.**

g. Violations

No report.

h. Member Relations

No report.

i. Director-at-Large

No report.

4. Unfinished Business

a. Advisory vote (social event funding) — Pete asked if everyone saw the final version.

ACTION: Mark Ablondi moved we present this to members at the AGM. Dawn Chaplin seconded. Unanimous vote. **Motion passed.**

b. Required member mailing items for AGM — Ed Keller showed us what would be printed front and back as part of the AGM packet we'll send via snail mail. The materials are under an ounce, which means 50 cents per envelope for US mail and \$1.10 for Canada. Printing costs are a little over \$360 at this point. Angela wrote a check for \$300 and will pay the rest with cash. Angela will take the items in to be printed at Copy Source and Ed will pick the items up on Thursday. We're saving a lot of money by posting most of the items online. People can look up the bylaw proposals online to see them in larger print. Sally Hewitt thanked Ed for all his work, and also thanked Christy and Angela. Mark Ablondi talked to Christy and she can set up a password to protect our online documents. Ed: it can't be done this year. Mark: if people go online, they just have to type in a password. It's a simple solution. Ed Keller moved we do what we've done for two years and put these documents on our website without a password. Seth Carson said we have enough time to add a line to the letter regarding a password. Ed: these are not our financials that will be posted online, they are not proprietary.

ACTION: Mark Ablondi moved we have Christy test this online password tomorrow. Seth Carson seconded. Vote: 5-2. **Motion passed.**

ACTION: Dawn Chaplin moved if the test is successful, the password needs to be added to the letter. Mark Ablondi seconded. Vote: 5-2 **Motion passed.**

c. Tarps, tents, temporary plastic/tarp structures — Dodie Fox: moved to next meeting.

d. Limitations on drone use in MBR — Pete Berow said we should limit the use of drones to personal property and not in the pool area when the pool is in use. Dawn Chaplin: we need to know who owns the drones. Seth Carson replied we can't know who owns them. Ed Keller stated: due to complaints, we need to limit the use of drones to only over each member's personal property. The office will add this to rules and regulations, so we need to give them the exact wording.

ACTION: Dawn Chaplin moved drones are only allowed to be used on the individual property owner's lot and not on MBR community property. Realtors must obtain permission from the office prior to aerial photography of listings. Seth Carson seconded. Vote: 6-1 **Motion passed.**

e. Directors' Reports for AGM due June 1 — Sally Hewitt said this is just a reminder.

5. New Business

a. Changes to Employee Manual — Ed Keller handed out the revised Employee Manual. We made revisions to agree with WA State law. Staff will have to re-sign their last employment contract page.

ACTION: Ed Keller moved to approve the proposed changes to our employee handbook. Seth Carson seconded. Unanimous vote. **Motion passed.**

b. 2017 accounting review — Ed Keller said this is just for the members to view.

c. 2017 tax filing — Ed Keller reported MBR had a tax liability of \$423.00, which has been paid.

d. Nominating Committee? — Sally Hewitt said we've asked 10 members to join the Board and only 1 has committed. Dawn Chaplin and Mark Ablondi volunteered to be the Nominating Committee. The nominees will be added to our website, along with their bios.

6. Meeting Adjourned: Meeting adjourned at 8:40 p.m. Pete Berow 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, May 18, 2018, at 7:00 p.m. in the clubhouse.

Signed:

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____