

**MT. BAKER RIM COMMUNITY CLUB MINUTES**  
**BOARD MEETING OF February 16, 2018**

Meeting called to order at 7:06 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; Mark Ablondi, Property Standards; Dennis Larson, Grounds and Maintenance; Seth Carson, Legal and Insurance; Dodie Fox, Violations.

**Directors absent:** Lida Vacek, Vice President and Director at Large.

**1. Approval of January 19, 2018 Board Meeting Minutes**

ACTION: Discussion of minutes. Dawn Chaplin moved to approve the January 19, 2018, Board meeting minutes. Seconded by Ed Keller. **Motion passed.** Minutes approved.

**2. Correspondence**

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

•18020 Skip and Gale Hicks reported a drone flying up and down Welcome Road on Saturday 2/10, perhaps being flown by people at on the north side of Welcome Road. The issue: safety concerns regarding cars turning from Pinnacle to Welcome. Pete Berow said we need to pass some kind of regulation regarding drones in MBR. Dodie Fox: maybe we need a common area where drones can fly. Ed Keller thinks we should ban all drones. Generally, people are concerned about drone cameras watching people, especially children. We've had three complaints. Dawn Chaplin saw one flying near her home. Mark Ablondi said we need to make an exception for realtors photographing properties. Seth Carson: WA laws will stipulate necessary drone identification. Ed Keller suggested we come up with some language.

ACTION: Dodie Fox moved we draft language to limit the use of drones within MBR. Ed Keller seconded. **Motion passed.** Ed: can we postpone those limitations until the next meeting?

•16017 Tara Kaplan requested information as to why their \$100 deposit won't be returned (cleanup after wedding). Pete Berow said we were down here in the clubhouse after the wedding and it wasn't clean. Ed Keller clarified: Ken told the office the clubhouse was clean. Ed: it wasn't up to our standards. Dawn Chaplin said the crates were here until Sunday. Dodie Fox suggested we let this go. Ed Keller: refund the Kaplan's deposit with an explanation — differences of standards.

ACTION: Mark Ablondi moved to refund Tara Kaplan's deposit. Seth Carson seconded. **Motion passed.**

•17022 John Jochim requests 2 additional gate fobs for rental use. He currently has 4 gate cards/fobs. (He purchased the home on 2/15/17.) Dodie Fox is against this. Ed Keller: policies are not a part of our governing documents, so if we need to revisit this, we can. Dodie said we're

working on the gate card issue. Ed: beyond a policy, we need a governing document. Ed: we can't deny this request, but need language about how many total cards a member can have. ACTION: Mark Ablondi moved to give John Jochim 2 extra gate fobs. Dennis Larson seconded. **Motion passed.** Pete Berow said let's approve this and then come up with a policy in the future. Move the gate card policy discussion to the next meeting.

•19033 Mike Gooch construction dumpster violation. Aaron: Mike is always going to have a dumpster because he's remodeling. Aaron explained the process to Mike, who said he'll send an email timeline to the board. Ed Keller: he should be sent a compliance request letter. Mark Ablondi said we allow a dumpster on a lot for a year. Ed: has he submitted a plan? Mark: he's done major work in the past. Seth Carson said the issue is Mr. Gooch hasn't given us a timeline. Mark will talk to him this week and get a work schedule from him. Dodie Fox said the timeline should fit the entire work project.

•18009 Constance Craig requested 2 additional gate cards/fobs for renters — they currently have 4 gate cards/fobs. (1-year ownership on 3/30/18.) She needs to come back in April after 1 year of ownership -- Christy will write a letter.

### **3. Directors' Reports**

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

a. President  
No report.

b. Secretary  
We're starting to think about AGM tasks, the first being we need to contact the food truck, if that's the route we wish to take. Ed Keller suggested pastries and mini-sandwiches (from Wake n Bakery and Grahams) and soft drinks, something we provided a few years ago at a very low cost of \$175.

c. Treasurer  
Ed Keller reported:

January financial QuickBooks reports are still pending completion of reconciliation of all accounts and will be sent out prior to the February meeting for review. A preliminary inspection shows no areas of concern at this time and none are expected. Any new information will be reported at the meeting.

Revenue from dues are well above last year's receipts for the same time. As of February 10, we have already received over \$249,000.00 of our 2018 dues — that is 84% leaving about \$46,000.00 to still collect. Interest charges will be added to all unpaid dues statements that are mailed out after the end of February. MBRCC has traditionally given all members an extra 30 days beyond the January 31 deadline to pay without added interest. As approved at our January meeting, \$42,000.00 has been transferred into our Reserve Money Market account and we will continue to receive the 1% interest on those funds.

PayPal was successfully added to our website near the end of December and also shown on the last NYE Party announcements that went out and was used by a member to purchase tickets. Since then, members have used PayPal to send us over \$9,000.00 in revenue primarily for 2018 dues. The average fee for using PayPal in January was 3.3% including the Canadian surcharges for currency exchange. This compares to our regular merchant account average for 2017 of 2.9%. This added convenience is partially responsible for our earlier than usual dues payments.

Christy has researched and given me information on an additional service that can be added to our website that would allow our members to access their individual MBRCC accounts for their balance and payment history and also allow them to do direct deposits from their account into MBRCC's account. The individual transaction fee to us is very small, about 50 cents per transaction. There is, however, a monthly fee of just under \$30.00 for the service for a total annual cost of \$360.00. Depending on the number of members who would use this system, it could actually save us fees we currently pay for credit card payments. This is information for possible addition to our services and capabilities for the future. I am recommending that we use the new PayPal system for now and do a better cost analysis toward the end of this year. Again, this is for future consideration.

MBRCC has received notice from Peoples Bank that they can no longer accept handwritten Canadian checks made out in US dollars. Computer printed checks from online Canadian banks are still accepted for deposit. Our other bank, First Federal, is still accepting these handwritten Canadian checks at the present time. No action is needed immediately.

d. Legal and Insurance

No report.

e. Grounds and Maintenance

Aaron and I met with Tony Freeland of Freeland and Associates Engineering this past Saturday to discuss the gate issue. It was a first step in determining what ideas might help alleviate the problems we are having. Tony said we needed to have a traffic engineer look at the problem. He is going to contact an engineer he works with in Seattle to see if we can get them to come up to the Rim for an initial consult.

Aaron and I also met to discuss the maintenance projects we can expect to get done this year. One of the most important ones is re-tiling the men's shower room. The only bid Aaron has been able to get is roughly \$8,000. This does not include the demo work, which Ken and Aaron will be responsible for. The costs have the potential to increase depending on what is found once the demo work is done.

Other projects on the list for 2018 are:

Clubhouse siding – continue what Aaron and Ken accomplished last summer.

Lighting for the clubhouse – pricing came in at \$1,875 with \$1,500 budgeted.

Gate house downstairs bathroom – Aaron is working on it now and it is fully funded.

Paving – the stretch on Shuksan Rim was not completed last year. Other areas need to be identified.

Pool Deck – We will need to get some estimates on slab jacking.

f. Property Standards

No report.

g. Violations

Dodie Fox reported:

12006 guest broke the gate, \$200 fine issued 2/9/18

19002 30-day compliance request for light-pollution violation 2/9/18

11017 \$100 fine issued for tenant running the security gate 2/9/18

18019 “hockey” house (Butcher) three fines of \$100 each issued for three cars parked on the street the weekend of 2/9/18. And, if those were renters, then a fine will be issued for failure to file the required paperwork. I’m having Christy check on it.

22008 letter of request for compliance: tenant car parked on street and boat stored on property and unlicensed cars parked on the property 2/12/18

14001 fine will be issued for utility trailer left on property 2/12/18

h. Member Relations

No report.

i. Director-at-Large

No report.

#### **4. Unfinished Business**

a. Draft of Board job descriptions for bylaws — Pete Berow: we came up with duties and responsibilities, which aren't all inclusive. This establishes basic functions for each director. Ed Keller said we need agreement on this by the March meeting. We'll have a total of 7 pages for our AGM mailing, which will change US mailing from .50 to \$1, \$1.17 for Canada. We'll need a discussion on the Property Standards description. Mark Ablondi will rewrite the Property Standards description, changing the language to make the description more accurate. These Bylaw amendments will be voted on by members at the AGM.

##### **OTHER BYLAW AMENDMENTS:**

1st: Article IV deals with Certificates of Membership, which we no longer use.

2nd: Article VII clarification of officers, which we just rehashed.

3rd: Article XI contains over 900 words about committees, which are obsolete.

**ACTION:** Dodie Fox moved we repeal Article IV. Mark Ablondi seconded. **Motion passed.**

ACTION: Seth Carson moved we amend Article X1. Mark Ablondi seconded. **Motion passed.** We're holding off on Article VII (officer descriptions) until the March meeting.

b. Approve draft revised 2018 budget — Ed Keller asked if there were any questions? Aaron said an arborist recommends \$2,400 worth of dangerous tree removal.

ACTION: Dodie Fox moved we approve the draft revised 2018 budget. Mark Ablondi seconded. **Motion passed.**

c. Approve draft revised 2019 budget — Ed Keller said he did not include pay raises in 2019.

ACTION: Dodie Fox moved we approve the draft revised 2019 budget. Mark Ablondi seconded. **Motion passed.**

d. Capital reserve projects for the next 5 years: establish a list for draft proposal that will need approval at the March meeting — Ed Keller said Pete Berow, Dennis Larson, and he met with Aaron Ebner today about these projects. Dennis Larson talked about the plans for:

2018: new light fixtures and fans in the clubhouse; repair men's shower area (includes structural damage behind wall); generator system for gate and office; purchase new leaf blower.

2019: siding replacement; pool decking (entire patio area); garage expansion to include the truck and sander.

2020: completion of siding project; leveling clubhouse floor; improvement of MBR entry area.

Ed Keller said we split up the front area improvements into 1) signing and lighting, and 2) gate card area. When the time comes, we'll ask members for gate improvement ideas — we aren't at the point where we can decide about the gate area. Dodie Fox wants to have a round-table meeting with rental cabin owners, Mt. Baker Lodging, etc. We need to work out a solution with rental agencies and people who rent cabins. Dawn Chaplin asked about a portable berm for the levee. The next time we have a flood, we may not receive Army Corps of Engineers funds to repair the levee. Mark Ablondi noted that the levee has suffered damage over the last two winters and we should plan for maintenance/repair of the levee. Aaron said the Corps will be out next summer to check our levee.

**WE WILL VOTE ON THESE AT THE NEXT BOARD MEETING.**

e. Food at AGM — Ed Keller asked if we want food at the AGM. The food truck was to entice members to attend the AGM. Mark Ablondi said it's nice to have a BBQ or sandwiches. What did it cost last year for the food truck? Ed said around \$800. Sally Hewitt asked about the time we offered mini-sandwiches. Ed said we put out pastries in the morning and mini-sandwiches before the meeting. Pete Berow stated: food won't entice people to the AGM.

ACTION: Dodie Fox moved that we serve sandwiches and pastries, keeping it under \$300.

Mark Ablondi seconded. **Motion passed.** Dodie volunteered to organize the food. Dawn Chaplin offered to assist Dodie.

## **5. New Business**

a. Board policy on front gate issues: Should the gate be left open to accommodate heavy traffic on Friday evenings? or at any other events? — Ed Keller said we understand when equipment is

not working, the gate has to be open. When the equipment is working, should we leave the gate up? Dennis Larson said the gate down during the busy times is an aggravation for members and the office. Ed Keller asked: what about people who live here because it's gated? We've had 2 complaints about theft. Dennis Larson said MBR is a pseudo-secure community. Dodie Fox said if there is a clear and present danger, the gate should be closed. Informal vote: the majority voted for gate open during busy times. Aaron: 3:30 - 7 p.m. on Fridays and Saturdays. Seth Carson likes the idea of Aaron's discretion. Mark Ablondi said we should leave the gate open at Aaron's discretion and support Aaron on this.

b. President's Letter for the AGM mailing (review at March meeting) — Pete Berow handed out the draft letter and Board members made recommendations.

c. Open Board positions for AGM voting — Ed Keller said Ed, Lida Vacek, and Sally Hewitt's positions are up for renewal/retirement.

d. Bring Aaron's sick leave in line with unsalaried staff (40 hrs. per week) — Ed Keller proposed the change.

ACTION: Dennis Larson moved to bring Aaron's sick leave in line with unsalaried staff. Dawn Chaplin seconded. **Motion passed.**

e. Approve 3 bylaw amendments for AGM mailing — Pete Berow said we covered these earlier in the meeting.

**6. Meeting Adjourned:** Meeting adjourned at 9:21 p.m. Mark Ablondi moved to adjourn. Dennis Larson seconded.

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

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

Signed:

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Dated: \_\_\_\_\_

MBRCC Board of Directors

Print Name and Title: \_\_\_\_\_