

MT. BAKER RIM COMMUNITY CLUB MINUTES  
BOARD MEETING OF FEBRUARY 15, 2019

1. Meeting called to order at 7:09 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; Chris Park, Treasurer; Mark Ablondi, Property Standards; Roy Massie, Grounds & Maintenance (Interim); Seth Carson, Legal & Insurance; Lisa Beliveau, Member Relations.

**Directors absent:** Mark Svetcos, Vice President and Violations

**Staff present:** Mike (Tex) Devenport, Caretaker; Angela Urso, Bookkeeper.

2. Member question period: Pete Berow introduced member Julie Brown. She will be sitting in to see how the board works and maybe consider becoming a director.

3. **Motion:** Pete Berow

**Seconded:** Dawn Chaplin

To approve the January 18, 2019 meeting minutes subject to corrections.

**Vote:** Passed

4. **Member Correspondence:** requiring board action or response.

a. 11025- Appeal \$100.00 fine for burning yard debris without safety precautions in late Oct. 2018, per report received by email from member. Written appeal stated a neighbor was supervising in his absence. Tex investigated fire around dusk approx. 2 hrs after email sent, found smoldering log in drainage ditch, no one in vicinity. He returned with water buckets to extinguish, no one in sight or came outside. Seth Carson **Motion:** Uphold the fine as the fire was unattended and the caretaker had to put out with external water source.

**Seconded:** Mark Ablondi . **Vote:** passed

b. Received a thank you from Glacier Fire and Rescue for the MBRCC donation.

5. **Directors' Reports:**

a. President

b. Secretary

c. Treasurer – *written report submitted, see Appendix A*

d. Property Standards – *written report submitted, see Appendix A*

e. Grounds and Maintenance

f. Member Relations – *updated property transfer list on-file in office*

- g. Violations – *updated violations tracking list on-file in office*
- h. Legal & Insurance

**Motion:** Mark Ablondi **Seconded:** Pete Berow

To adopt Director's written reports into minutes as-submitted. **Vote: Passed**

#### 6. **Unfinished Business:**

- a. Update on pickleball court and surrounding grounds. Roy will look into. Per Dawn's suggestion, Tex & Roy will look into Aquaflex for pool decking and report back to board.
- b. 16021/22 –Seth reported paperwork needs to be submitted to title co. to release funds held in escrow for unpaid dues.
- c. Update on Garage – Roy advised bid for new construction subject to site plan to make sure building will fit property in proposed site in gatehouse lawn area.
- d. Update on security cameras – Chris Park advised we have \$5000.00 to update our system. Dawn Chaplin **Motion:** To approve \$5,000.00 for camera surveillance system for MBRCC gate, pool, clubhouse and garbage areas **Seconded:** Mark Ablondi **Vote: Passed**
- e. Lisa Beliveau –Tree policy that considers density per lot and landscaping plan that replaces removed trees still in-progress. Table to next meeting
- f. AGM Terms – 3 directors with expiring 3-yr terms (President, Property Standards, and Secretary). 1 (Interim) director needing members confirmation to fill remaining 2-yr term (Grounds & Maintenance).

#### 7. **New Business:**

- a. Capital Improvements five-year plan for Grounds & Maintenance – Committee to meet one hour before March 15, 2019 board meeting to present potential improvements for clubhouse, gate, and grounds.
- b. 2019 AGM task timeline –volunteers needed for timekeepers and counters. Advisory vote for social funds –motion to “lay on the table” was passed so no need to put on next AGM agenda. If no motion to “take from the table,” is made, it dies. Current board funds social events on case-by-case basis, like any other operating expense
- c. Gatehouse downstairs bathroom (employee restroom) remodel never completed and toilet not working. Roy will take a look at the toilet and Tex will request bids from contractors for the completion of remodel.
- d. Christy suggested Schedule of Fees be adopted similar to Schedule of Fines. Board agreed, Dawn will advise Christy to go ahead. When list is complete will bring to board.
- e. Seth reserved bus for board dinner, date March 16, 2019 – Restaurant Herb Neimann's Steak House in Everson. Adults only.
- f. Member Julie Brown was asked if she would like to be on the board. She replied yes. Dawn Chaplin **Motion:** To adopt Julie Brown as an interim board director. **Seconded:** Lisa Beliveau **Vote:** Passed.

- g. Staff Bonuses- Mark Ablondi **Motion:** To accept the numbers Chris Park has recommended for staff bonuses. **Seconded:** Dawn Chaplin **Vote:** Passed.
- h. Family Washington Leave - amount for all staff is roughly \$14.00 a month. Mark Ablondi **Motion:** MBRCC will pay for employer and employee portions of Family Washington Leave insurance benefit. **Seconded:** Lisa Beliveau **Vote:** Passed.

Meeting adjourned at 8:42 p.m. Dawn Chaplin **Motion:** To adjourn. **Seconded:** Mark Ablondi **Vote:** Passed.

Next board meeting is Friday March 15, 2019 at 7:00 p.m. in the clubhouse.

Signed:

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

MBRCC Board of Directors

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

## Appendix A

### Directors' Reports for Board Meeting 2/15/2019

#### Treasurer Report

##### January 2018 Month-end Summary

##### Submitted by Chris Park

Cash balance as of January 31, 2018 was \$450,878 and consisted of \$185,181 allocated to the operating fund, \$249,692 allocated to the replacement fund and \$16,005 held in construction deposits. Cash in the operating fund is higher than the balance as of January 2018 which was \$158,229.

As of January 31<sup>st</sup> \$80,566 in 2019 dues remain to be collected compared with \$92,713 in 2018. As of February 9<sup>th</sup> the remaining amounts uncollected are \$52,609. 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.

Total Member's Dues of \$297,337, matching the 2019 has been recognized as income along with \$2,475 in renter fee income.

Although it is only January 2019 nothing in expenditures compared to budget is of concern at the moment. The only capital expended during the month related to covering for the road sand in the amount of \$3,807.

#### PROPERTY STANDARDS DIRECTOR REPORT

11/17/2018 - 2/15/2019

Submitted by Mark Ablondi 2/16/2019

14050 Canyon: 11/26/18 Vacant lot 14051 next door, member concerned w/ construction & survey stakes on lot. Does not seem accurate. Emailed 14051 on 11/27 asking on his intentions. **NO REPLY as of 30JAN2019. No further surveying or other land movement action on lot. Revisit in spring 2019.**

19053-54 Glacier Rim: 11/24/2018 Move NE Fence line towards 19052. Approved, fence is still on 19053-54 property and @ 5ft from neighbor.

19053-53 Glacier Rim: 11/28/2018. Close in car port spring/summer 2019. OK, no change to roof (snow load) or footprint & concrete pad. Will **need PLAN DRAWING/SKETCH** w/ siding type, windows, doors, etc prior to any work. If no WC permit required then no MBRCC construction checklist.

14047 Shuksan: 1/10/19 Neighbor (14048) wants these two trees down. Office contacted 14047 and they had trees quickly taken down. 14048 wants those two stumps taken down. The two stumps may possibly been left up for a hammock support. No property standard issue with remaining stumps. Asked Office to relay no further action to 14048.

14023 Shuksan: 1/19/19 Request to cut two trees by driveway. Re: Semi-exposed root ball. Tree left of his drive (on 14023 lot) ok to cut. Split trunk on neighbors' lot needs neighbors approval. 14023 will contact neighbor. **Add two trees to Fall 2019 TREE REVIEW/SURVEY. 14023 back yard, cedar near house & fir by fire pit.**

15016 Alpine: 1/19/19 Lg cedar - brown on top across street from 15016. Request re-examine for removal or top it. Was ok'd as healthy cedar by tree service in fall 2018. Looks the same if not better now in Jan 2019. **ADD TO FALL 2019 TREE REVIEW.**

13025 Welcome: 1/30/19 Request to clear a driveway & center section of lot for RV. Shed request turned down in Dec 2018. No plans to build house. Member says maybe 4 yrs out to build a house. Sent to Board as email vote 1/30, incomplete response so we will need Board vote at Feb meeting.