

*****DRAFT*****

PENDING approval by members, or their proxies, eligible to vote at the 2020 Online AGM. Subject to edits.

**(Draft) MINUTES OF THE
MT. BAKER RIM COMMUNITY CLUB
ANNUAL GENERAL MEETING
JUNE 22, 2019**

THE ANNUAL GENERAL MEETING of the community club was called to order at 1:09 p.m. June 22, 2019. Meeting procedures are reported under the agenda items, as below, which agenda was published and distributed prior to meeting.

Directors present: Pete Berow, President; Dawn Chaplin, Secretary and Social; Chris Park, Treasurer; Mark Ablondi, Property Standards; Roy Massie, Interim Grounds and Maintenance; Seth Carson, Legal and Insurance; Lisa Beliveau, Member Relations; Mark Svetcos, Vice President and Violations; Julie Brown, Interim Director-at-Large.

Directors Absent: None.

It is now 1:09 p.m. and our registration tally indicates we have a quorum. Note that for our quorum we need a total of 38 being 10% of our current membership of 375 , and we have a total of 94 made up of 47 in person and 47 by proxy. I hereby declare this meeting in session.

Good afternoon, ladies and gentlemen. First of all I would like to thank you for showing up for the 2019 Mount Baker Rim Community Club annual General Meeting. I am Pete Berow, the President of the Mount Baker Rim Board of Directors, and I will be chairing this meeting,

Before we get into the meeting. I'd like to thank a few people, the Board of Directors and especially the staff they are the ones that keep this place going. We have been playing musical chairs with the caretaker, we finally got one and we think he will hang around for a while he has been up here since the nineties. Michael Davenport, if you call him Michael he probably won't answer he goes by Tex needless to say he is from Texas. We are very happy to have Michael he is doing a great job. This year will be a learning curve for him so we expecting good things from him. Kenny Sathers has been around along time and knows a lot about the Rim and it's equipment has a great deal of knowledge and is invaluable to the Rim as an assistant caretaker. We have two helpers one of them Hank Kennedy has been with us for a while he helps Kenny. He had knee surgery was on light duty for a while but is better now and the second helper is a young lady Kristen Mathers who was helping Hank while he was on light duty they were splitting the hours and both are great at their jobs. Our other staff member Christie Ables, office manager, super good with the computers, security system and very much invaluable to us. Angela Urso bookkeeper and office assistant does a great job as well. Let's have big round of applause for all of them!

1. Adoption of Order of Business

We will be using Robert's Rules of Order to ensure an orderly meeting this afternoon.

There will be a speaker's list and a timekeeper for any matter that requires debate.

Prior to any debate, there needs to be a motion made and a second . Any member wishing to speak for, or against, a motion will have two chances. The first time he or she speaks, there is a 5-minute time limit. The second time a 3-minute time limit. No one may speak a second time until all those wishing to speak on the motion have spoken a first time. No member may speak more than two times on the same motion.

If you are registered for the meeting and wish to speak on a matter that is on the floor, please raise your registration plates so the Secretary is able to record your name and comments correctly. If you are not registered for the meeting and wish to speak on the matter, you are welcome to observe, but you may not speak. Our keeper of the speaker's list is Christy Ables and timekeeper is Julie Brown.

If there are no questions, will someone make a motion to adopt our order of business?

Motion: Roy Graham

Second: Dick Russell

Vote: **Passed**

2. Introduction of 2018-2019 Board of Directors

I would ask the Board members to stand and state their names and their positions on The Board.

- Pete Berow , President
- Dawn Chaplin, Secretary/Social
- Chris Park, Treasurer
- Mark Svetcos, Vice President/Violations
- Roy Massie, Interim Grounds & Maintenance
- Seth Carson, Legal and Insurance
- Mark Ablondi, Property Standards
- Lisa Beliveau, Member Relations
- Julie Brown, Interim Member- at-Large

3. Approval of minutes of 2018 Annual General Meeting minutes

President, Pete Berow ; Do I have any objections to it or comments about it.

There are no objections or comments to the 2018 Annual General Meeting minutes.

Therefore the 2018 Annual General Meeting minutes have passed unanimously.

4. Directors' reports

Peter Berow presided over the meeting.

Secretary and Social Committee Annual Report

My name is Dawn Chaplin, I am introducing myself to the new members, as I know we have a lot of them. I am your Secretary for the board I complete the agenda, minutes and make sure the directors' reports are in on time. I also help with the AGM process it is my first time in this position so I have had to have some help which I am very thankful. I also am there for the ladies in the office, Angela and Christy if they have any problems or if they need something brought to the board's attention. I must stress to everyone that they are there for me as well. They are very professional employees who interact respectfully with the members that come into the office for help and they direct or answer their questions pleasantly. These ladies work very hard and have my admiration.

I am also the director who oversees the Social Committee. I put together an Event Calendar every year for at least twelve events besides the occasional Karaoke on Saturday night. I may even try Friday Night for a change. I have completed a new event calendar you may pick one up today. Posters will go up in advance with details at the gate & clubhouse also on Nextdoor.com and our website mtbakerrim.com. I am always open to suggestions for events.

Now I need to thank all the people who have help me with these events Johanne Poirier, Dieter Khun who have sadly just sold their cabin and are no longer in the Rim. I will miss them dearly as we have been long time friends. Pete & Mary Berow, Jim Chaplin, Mark Ablondi (Halloween for the kids in the Rim) Angela, Christy, Tex, Kenny, Hank the Caretakers have been a great help thank you for all your hard work. I want to thank any member who has helped clean up after events.

Last but not least I thank my fellow board members for all their hard work.

Dawn Chaplin
Secretary/Social

VOLUNTEERS NEEDED!!

If you would like to volunteer to be on the Social Committee to help with Social Events please contact Dawn Chaplin at: dawnchaplin@shaw.ca

YEAR END TREASURER'S REPORT

2018 Fiscal Year

As of December 31, 2018 Mount Bake Rim's ("MBR") cash position remained strong at \$390,727, of which, \$99,305 was allocated to the Operating Fund and \$291,422 was allocated to the Reserve Fund. Throughout the year nearly all annual dues and fees were collected with very few accounts receivable outstanding by the end of the year.

The 2018 fiscal budget projected a Surplus, prior to depreciation, of \$37,775. MBR's actual Surplus, prior to depreciation, was \$38,752. The Surpluses noted above consisted of both the Operating Surplus and the Reserve Fund Surplus.

Although the Surplus was slightly higher than the amount budgeted, 2018 expenditures exceeded budgeted amounts by \$10,086 which were offset by higher revenues than budgeted of \$11,224. Higher revenues were attributable to higher rental fees and fines than budgeted.

Expenditures for insurance, clubhouse and pool supplies, garbage and vehicle fuel and maintenance were all higher than budgeted but these higher expenditures were partially offset by lower repairs and maintenance which were largely attributed to no road maintenance occurring during the year. Catch up for road maintenance is expected to occur during the summer of 2019.

MBR completed only a couple of capital projects during the year and were lower than expected with only \$9,794 spent on bathroom tiling and lighting improvements for the clubhouse.

2020 Operating Budget

We are currently almost halfway through the 2019 fiscal year and trends are emerging with respect to expenditure increases. MBR is experiencing higher garbage, recycling, utilities and salaries, of which, this trend is expected to continue into 2020.

These trends have been taken into consideration in the 2020 budget. To cover cost increases, and to keep our operating surplus to a budgeted amount of \$36,000, a dues increase of \$25 per unit is being proposed to the membership. The budgeted Operating Surplus of \$36,000 is being proposed to provide an adequate margin to keep MBR's operations funded with the residual surplus expected to be transferred to the reserve fund at the end of the 2020 year.

2019 Capital Budget

The 2019 is expected to be a big year as far as capital projects are concerned with \$84,600 in expenditures budgeted including \$43,000 for the pool deck, \$18,000 for the clubhouse floors and \$15,000 for the garage renovation. These items have been expected and are funded within MBR's Reserve Fund. Funding of the Reserve Fund continues through direct fees of approximately \$11,000 per year and any remaining Operating Surplus at the end of each fiscal year.

Violations Report: Mark Svetcos

It's been an honor to serve as your Violations Director for the past year. I'd like to thank all members who continue to respect and enrich our community by adhering to the bylaws, rules and regulations of Mt. Baker Rim.

I'd also like to thank the unending efforts provided by Angela and Christie. Their work is truly the lynchpin that holds us all together. Thank you!

The majority of our violations, warnings and fines issued this year were much like last year: for issues associated with short-term vacation rentals. All renters are aware that there is a \$25 per-rental-occasion fee, and process is streamlined through the office. Short-term renters are also not allowed to use the Clubhouse, per the MBR Rules & Regulations. As an FYI, fines will continue to be levied, in incrementally increasing amounts, against those who choose to skirt our Rules & Regulations.

In addition to the short-term rental issues, we've had a few other violations that have garnered some interest from neighbors: burning in unauthorized areas, removal of trees without MBR Property Standards being notified, trespassing, gate "injuries," and others. Most have been resolved expeditiously, and without lingering effects.

Overall, I believe our community to be strong, healthy and aware. As previously mentioned, the vast majority of our owners tend to do the right thing within our community. Your neighbors appreciate you!

Grounds and Maintenance: Roy Massie

I joined the board around the first of the year and have had the opportunity to work with the board on a variety of policy and projects. I think the staff are doing a great job not just helping me but also being diligent in solving issues and finishing projects. Over the last six months the staff and I have completed the following projects.

- Coordinated the construction of a shelter over the sand pile
- The Complete cleanup of all the grounds ie removal of rotten wood, trash, and surplus old equipment
- Painting the woodshed
- Repainting the tennis courts fencing
- Updating and repairing the current security system
- Completed paving in three large areas and adding one new speed bump near the entrance
- Removing all trip hazards in the pool deck area
- Coordinating the finishing of the Office bathroom
- Filling holes and spreading topsoil around the clubhouse area and planting grass seed
- New dog bag dispenser and trash can next to the tennis courts

Projects for the future are:

- New pool deck
- Rebuilding the gate entrance
- Looking in to a space for a new shop for the plow truck
- Leveling out the floors on the lower section in the clubhouse
- Making a pedestrian/bike access to Glacier Creek road using the fire access
- Replacing siding on clubhouse

Legal and Insurance Report: Seth Carson

It has been my pleasure to serve on the board as your Legal & Insurance representative!

It was a quiet year for MBR on the Insurance-side. Our policy at Snapper Shuler Kenner just renewed in June, and our premium for Liability coverage, and coverage for all Buildings, Vehicles and tools and equipment has stayed relatively flat from the year before, at just under \$17,000 for the year. Policy was reviewed this year for suitability: Replacement cost was recalculated on all dwellings, Liability coverage was reviewed, and miscellaneous equipment was updated as well

Insuring-wise, we had no major acquisitions that affected premium; however some small ones, new office laptops and monitor, clubhouse tables, security cameras rounded out the purchases for the year. I also report that there were no claims to the policy for any incidents in the past year.

From a Legal-side, we had a rather large case involving a previous owner, and unpaid dues. And I want to highlight our great office staff, Christy and Angela, and the fine work that they did in recovering the funds owed. Their hard work was instrumental in recovering over \$12,000 in owed dues to the Rim, from a previous owner, funds that were recovered at the sale of the property this year. The Rim is blessed to have Christy and Angela on board, for the dogged determination they showed in getting this completed. Great Job!

There have been a couple questions posed and I just wanted to take a moment to go over those:

Tree damage liability – particularly dead/hazardous trees on a neighbor's undeveloped lot that doesn't have a homeowner's insurance policy on it but also when the MBR Board denies a request to remove a tree a member feels is hazardous: Responsibility for damage from any tree hazardous or not, would always stand with the owner of that property. In the case of an undeveloped parcel, most insurance companies will extend liability from a homeowners policy, even if that Home policy is for a different location. So coverage would extend from

that policy to cover liability to a vacant lot owned by the insured. So in the what-if of an undeveloped lot, where a tree were to fall on a neighbors home, as long as the owner of the lot carried a Home policy with liability elsewhere, that policy would extend to cover. And if no policy were to be in force at the time, personal responsibility would still stand with that property owner. My suggestion to any lot owners here, to make sure that they inform their insurance company that you do own an undeveloped parcel, so they can make note to your current Home policy, just to make sure you have your bases covered.

Sending MBR footage from home surveillance cameras to report issues with neighbors or renters. I just wanted to take a moment to suggest members respect neighbor's right to peaceful and private enjoyment of their property and want to reiterate that MBR caretakers or staff or board members are not law enforcers, nor are they security guards. MBR is tasked with the safety and security of common areas, not private property or activities of people in/on private property. If you happen to record suspicious activity on your property, or any emergencies arise to please first report to the sheriff/911. They have the ability to review, and where needed, take the necessary action under the law.

If you transfer property without going through escrow/title company using a quit claim deed or other DIY deed recording, it's important for sellers to know it's their legal responsibility to disclose all deed restrictions (association covenants, easements, etc.), provide the buyer with association governing documents, and most importantly, let MBRC know about the transfer and any changes in contact info. The transfer fee was raised this year from \$75 to \$150, with the fee is waived for transfers resulting from death, divorce settlements, estate planning, etc.

We did vote to raise the Lien fees from \$350, to \$400. this is to cover the reasonable cost and expense to filing the fee, and to cover staff time.

Lastly, I just wanted to touch on Airbnb and long-term rentals, as it pertains to the Insurance policy covering those homes: For those that rent their home temporarily through Airbnb/VRBO, it is important to make sure that you let your Insurance company know that you are, and to make sure they have the adequate endorsement to your home policy

to cover. Some insurance companies do not cover homes that are short-term rentals at all, and an exposure to an uncovered loss can exist, where a claim could be completely denied. Those that do offer coverage add a specific short-term rental endorsement to the policy and that endorsement must be in place prior to the loss.

Regarding those that rent out properties on a full term basis: if you have full time resident in your home, other than yourself, you need to make sure that home policy is written as a Rental Dwelling policy. This is a wholly different policy from a homeowner policy, where the owner is the resident. So if you've had a change, and are now renting out your home full time, please be sure to contact your company if that policy has not been re-written. Again an exposure could arise where a claim could be denied, if the correct policy is not on the home.

If you have any questions, or if I can be of further aid, feel free to reach out to me, I am super happy to help!

2019 Property Standards Report

I'd like to thank Tex Davenport our caretaker, Ken Sather his assistant and their summer crew (Hank & Kirsten) for the outstanding work they do keeping everything running properly, streets cleared and the Rim looking great. Along with Angela and Christy in the office, their combined hard work and support throughout the year keeps MBR operating smoothly and a wonderful place to be.

I'd like to thank Pete for serving as our President and Dawn as our Secretary both jobs I believe neither of you sought. I've also been impressed with our new Board members and hope that more first-timers join the Board this year.

We had another busy year in the Rim with over 80 Property Standard action items since the 2018 AGM. Last year we had 50. Many of these items were tied to the high number of property transfers in the Rim (31) and the corresponding tear downs, removals, new construction and remodels. Since our last AGM we've had 15 new house constructions underway.

Trees and fences make up most of the other items. As I tell all members, the first thing they should do is talk to your neighbors and let them know what you'd like to do. You may find they have trees or fences that need attention and you might even be able to share a contractor (potentially save some cash). If you never see your neighbors, the office can connect you with them.

But after you talk with your neighbors, reach out to the office and we'll guide you through whatever it is you want to get done.

One of the things that our new caretaker has championed is a fall tree survey to catch problem trees before they become catastrophic. Common property Rim trees are taken care of proactively as funds and need allow. Members are also notified of any trees of concern on their property and given the opportunity for a group rate when the Rim brings in a tree contractor. Reach out to the office if you have questionable trees or other lot concerns.

Member Relations Report: Lisa Beliveau

We have had 31 property transfers from June 2018 to June 2019. In most cases, new members have received their welcome packets and initial contact from Christy Ables and Angela Urso in the office. In some cases, I have also reached out directly to welcome new members and to ask them to feel free to contact me and to let them know I am happy to be a first line of contact regarding both the Rim and the board.

While I am pleased to be able to welcome new members to our community, answer questions, and to discuss issues related to the Rim, I'd like to take a moment to offer a special thank you to Christy Ables and to Angela Urso. On a day-to-day basis, they are nearly always the very first contact members and guests have with the community. Being that first point of contact is frequently not an easy job, but Christy and Angela handle it with immense patience and professionalism, and I'd like to thank them.

Additionally, while many members connect with the board based on the nature of a particular issue, for example property standards for building questions or grounds and maintenance for issues related to the clubhouse, courts, field, or roads, please remember that general questions, suggestions, ideas, and even just areas of potential discussion regarding the future of Mount Baker Rim can certainly be brought to member relations. As the nature of this community and our surrounding hamlet of Glacier evolve, there will certainly be opportunity for us to talk about how this community may respond, and I welcome these discussions.

Thank you.
Lisa Beliveau

Members Questions for Board Members

- Barb Korducki question for Grounds and Maintenance director solar panels to replace propane at clubhouse. Roy replied it is not actively being look at but it has been brought up before and will bring it up in the future.
- Roy Graham question to the board there seems to be confusion with members over renting and business. When will this issue be resolve. Our covenants state no businesses are to be run out of the rim. Pet Berow advised we have not discussed this yet as it changed Jan.1, 2019. We will definitely look into it this upcoming year.
- Dick Russell advised IRS considers renting a business clearly this violates our covenants and by laws.
- Peter Hauser depends on definition of business.
- Myra Rintamaki Ad-hoc committee to be establish she does not rent in the rim but she has rented elsewhere.
- Bob Smith think about community don't focus on business such as yoga wasn't allowed. Pete Berow advised did allow Yoga it was supposed to be set up like a yoga club but then it was advertised as a business. So they were advised to set it up properly which they did. We were advised it stopped because there was not enough people attending. Lisa advised she was the person who set up yoga but stop using clubhouse due to hassle. Dawn "What hassle?" We allowed you to use the clubhouse and never said you couldn't. Lisa replied that changes could not be communicated so not enough people attended.
- Peter Hauser outdated rules concerning communication medium/method need to update.
- Catherine Fitting advised the members off topic back to director questions. For treasurer on capital expenditures. Chris replied with amounts.
- Ed Keller response to bylaw review, not an easy task drop discussion or table it.
- Lida Vacek business comes with a lot of problems and members do not wish to have them in the rim.
- Roy Graham question septic inspectors. Dawn spoke to Whatcom county health dept. was advised to go online and take a quick test and do it yourself or have an inspector do it. Also letters sent advise would have until the summer to complete before a fine would be issued another letter will be issued in Sept. if not done by time frame will be fined. Mark Ablondi stated you have to get certified. Dawn advised you can do this online as well.
- Ed Keller question what happened to Baker Bits? There is Next Door and notices concerning social events there is a lack of communication. Lisa advise we did have discussion about Baker Bits awhile back maybe moving to an online or dynamic solution right because there are certain aspects of Baker Bits that are fairly static cool rules things like that, that

don't change all that often. So we were thinking that perhaps what we could do when the office staff has time is to basically create like an extension of the website where the static information could be posted and linked to

and then for more timely articles and so forth there could be a new page which links off of the static information or blog.

- Ed Keller question when Christy posts on nextdoor is it on behalf of Baker Rim. Board replied she is the office manager of Mt. Baker Rim and has been advised by the board or a director to post an item on next door she can. Ed advise the minutes were not put on the website on time. Dawn advised we have sixty days to do so and the minutes were done in the time frame only if Christy was having a technical issue that may have been a problem. Mark Ablondi concerning the trespassing issue it is on the agenda for the next meeting as it was just received before the AGM. The board will deal with it at that meeting.
- Peter Hauser lack communication from the board. Mark Ablondi advised there was communication between the board and caretakers and the office staff about the trespassing complaint but is on the agenda for the next meeting. It could not be put on the AGM agenda because it was already mailed out to the membership.
- David Hill did not get response from board for four months. Dawn advised Christy had called him said it was answered. He advised don't pass off on staff. Dawn advised was not, he advised wanted the board to answer him not the staff advise they will.
- Catherine Fitting requested we get back to the agenda.

5. Ratification of 2019-2020 Operating Budget & 5-Year Reserve Funding Plan

- Pete Berow advised there will be a increase in the dues of \$25.00 from \$675.00 to \$700.00 per lot.
- Peter Hauser website budget low recommend increase to improve communication.
- Chris Park you are right, we don't really have an action plan right now for that type of expenditure. But you know it is my personal opinion that we have enough of a surplus to absorb that. It wouldn't be in the tens of thousands of dollars it would probably be in the hundreds of dollars right. But that is something that, number one we will have to identify a plan and then what the cost is off of that right. Well that would fit into our operating budget after 2020 or thru the five year capital plan maybe or it could come out of our surplus in any given year. Well I think that before going down that road there has been some differing opinions about the use of technology and what the membership wants. So we would have to put a motion on the floor I think to bring that up so we have a mandate to go forward with it. Otherwise it's up to the boards' discretion to deal with it. It would be under new business. But you know,

just to comment on the operating budget it's not something we would like to see dramatic increases on year to year. Is this budget a little padded or is it too thin, don't know I think it is right in the middle. But there is enough of a surplus that items that we feel that aren't too expensive that we need to execute for next year can come out of that surplus without harming the Rim. It is a fine line we walk.

- Rob Woods question rent for apartment (caretakers cabin at gate) is that new income for 2019.
- Chris Park so we use to have a caretaker who resided in the apartment above the office that was free of charge in an agreement with the Rim and for him for a certain wage plus the apartment for free. Now that we have a new caretaker who lives in the community who has a place already that it is no longer needed so we actually rent it out now. Dawn advised it is now rented out to the assistant caretaker but he is paying rent instead of taking it as part of his salary. The apartment is only rented or included in a caretaker or assistant caretaker salary it is there to be used for a caretaker or assistant caretaker not just anyone. The rent is money coming in.

Motion: Dick Russell moved to approve the revised 2019 and 2020 budgets.

Second: Roy Graham

Vote: Passed

Motion: Dick Russell moved to approve the Five Year Reserve Funding Plan.

Second: Ed Keller

Vote: Passed

Motion: Dick Russell moved to approve increase dues from \$675.00 to \$700.00 per lot.

Second: Ed Keller

Vote: Passed

6. Waiver of audit

Motion: Dick Russell moved to forgo the audit.

Second: Roy Graham

Vote: Passed

7. Reserve Study

- Christy Ables Office Manager required by Washington State to have a reserve study done every 3 years by a professional. Cost of study probably \$1,500 to \$3,000. Three levels: Level 1 an onsite study going thru everything. Level 2 basically it is onsite its just updating the study before we only need one level one study done. The Level 3 study is having a reserve study professional or the board

just update the level 1 or level 2 study done before. You only need a level one study done once in the history.

- Julie Brown so we have not had one done in twenty years.
- Ed Keller advised he had been thru one of these previous before with an HOA in his opinion he thinks the costs estimates are under and they will come back with the report that says that we need three million dollars in our reserves. Do whatever you have to do to comply with the state but just be prepared to get a report back that is just flat out ridiculous.
- Christy Ables advised she used the formulas that they have and it looks like we are close to 80% funded. But that depends on what you value things at and if everything is in your component list.
- Ed Keller advises this was started for HOA condos owners who were concerned about their reserves and could require the HOA to have a study done he believes they passed it now requires them to have a study done. There is a fine line so tread softly.
- Rob Woods question what happens if professional study done and receive a huge increase.
- Christy Ables in the report that they generate whether you are fully funded plan, a baseline plan or reserve specialist recommendations up to the board from there. The board will have to provide disclosures every year about whether a study was done, what the funding level is and it's up to the board what actions will be taken.
- Bob smith seems like a good idea.
- Mary Berow we're not an HOA. Christy just going by Wa. State legal definition.
- Barb Korducki Not an HOA
- Pete Berow board will check with our lawyer to see if we have to do the study and check into our HOA statis if we are or not.

8. Corrections proposed for 2018 Amended Bylaws

Proposed bylaw amended edits by omission of committees.

Motion: Roy Graham moved to accept the corrections for 2018 Amended Bylaws.

Second: Dick Russell

Vote: Passed

9. Nomination and Election of 2018 -2019 Board of Directors

President Pete Berow has decided to take a position on the board which our bylaws allow him to do. The board endorsed interim Grounds and Maintenance Roy Massie and interim Julie Brown Director-at- Large.

Nominations from the floor:

Pete Berow asked for nominations from the floor. There was none. He asked the nominees to say something about themselves.

Nominees Speak:

- Julie Brown
- Roy Massie
- Dawn Chaplin
- Peter Hauser
- R. S. Rex
- Angela Griffin

10. New Business

Pete Berow called for new business.

- Peter Hauser discussion included our use of technology.
- Dick Russell thinks new caretaker intro needed.
- Mike (Tex) Devenport caretaker introduced himself.
- Dick Russell informed members of the Glacier/Gallop Creek project. To replace bridge, potentially remove levee. Gave history of 1990 flood.
- Rheannon Schoephoester members who rent on Airbnb are advertising our facilities on the site and we should add a violation and fine for that reason also to adjust the fine higher if they do not take it down or continue to do so.
- Bob Smith complained about renters using the pool.
- Pete Berow every year enforcing is based on volunteers, members and staff.
- Barb Korducki asked people. "What cabin are you renting." She advised renters break rules.
- Laurie Russell flood history important.
- Dick Russell clarified flood will happen again. Low lane especially.
- Peter Hauser back to communication use of facilities. What surveillance do we have and if there is something we could do there to help this situation. Should we have a sign.
- Roy Massie advised we had a security system that was in multiple stages of disrepair and actually as of yesterday I have gotten all the camera's working. Currently we are doing a review of the gate card reader which logs who comes in and out of the clubhouse. Advise we as a community should have productive conversations so people know they are breaking the rules. The fact is more people will be coming to Glacier. Gentrification is happening and here in the Rim as well
- Roy Graham what you can do is target vacation renters. All comes down to the owners who are renting and they are the ones to watch.

- Roy Massie I think we can do with a little tech help. We have our rental fee list by cabin and date and the card reader log from the clubhouse shows what cards and date were used. Then we compare.
- Dick Russell fines are not high enough.
- Peter Hauser agrees with Roy Massie gentrification is happening and the population will increase.
- Rheannon Schoephoester fines should be raised. How will individual know?
- Roy Graham board has discretion on amount depending on offense and warnings.
- Pete Berow agrees.
- Roy Massie increase to fines will be put in the meeting minutes.
- Barb Korducki complicates matters that Airbnb calls renters “guests”. Advised members bring guests in for the weekend show them the clubhouse and pool and then leave for the weekend. Whether their guests or renters, they are still to register them at the office as a guest.
- Lisa Beliveau so I’m probably the only one who disagrees with this prohibition I get that but if we don’t want to be a community that is policing everything and making sure everybody isn’t going to the pool if their not supposed to we could explore an alternative to ask renters as guests of the community to register and pay a use fee while they are here for the clubhouse and the pool.
- Peter Hauser: **Motion:** To explore the opportunity at charging a use fee for common facilities as an extra fee in addition to whatever rental fee we deem appropriate for renters. If in conflict with a bylaw will review bylaw.

Second: Mark Svetco

Vote: Passed

- Roy Graham caution too many people to accommodate. Example there was eight vehicles at one facility that rents. You could have twenty five people from one cabin going to the pool.
- Catherine Fitting question 2018 AGM minutes and what was result with gate cards and is there a timeline to finish.
- Pete Berow never ending.
- Christy Ables advised there is not enough hours in the week to spend ten hours a week on gate cards we definitely do on property transfers, when a card doesn’t work and we have a check list we have got about eighty percent complete but then forty property transfers happen. It is an ongoing process and the office tries to stay on top of it but there are other jobs we have to do.
- Dawn Chaplin advised a previous director of violations started this and it sort of ended up in the office.
- Mark Svetcos advised Dodie’s transition from violations to myself and I did not continued the efforts because I just did not know where we were with the whole thing but I can tell you that this is not just an important thing to you this is an important thing to us. So I want to make sure you are heard. I hear you completely and we are going to be moving through that and it will be higher on our list.
- Reginald Reimer called for the question

- Dick Russell it's against the bylaws by the way. You have to change the bylaw
- Peter Hauser repeat motion with add on.
Motion: To explore the opportunity at charging a use fee for common facilities as an extra fee in addition to whatever rental fee we deem appropriate for renters and yes it will require a review of the bylaws if it is in conflict with those bylaws.
Second: Mark Svetcos
Vote: Passed
- Dick Russell you will require a vote at the AGM
- Roy Graham you will submit your request to the board in the way of a bylaw then if accepted by the board. It needs to be brought to the membership at the 2020 AGM where it will be voted on at that meeting by the membership.
- Bob Smith a real analysis is needed to make an educated decision. Rental fee revenues significant.
- Barb Korducki can we do a test run. Instead of changing a bylaw.
- Julie Brown question whose going to put in the hours to do this study.
- Peter Hauser
Motion: To approve a volunteer gate card committee to help verify and audit gate cards with the office staff.
Second: Lisa Beliveau
Vote: Passed
- Lisa Beliveau need volunteers now.
- Volunteers : Rosalind Hauser, Marsha Wilson, Rheannon Schoephoester, Mary Berow and Jennie Ablondi.

11. Open Form

1. Roy Massie advised Mt. Baker (Glacier) is a desirable place to live so just remember that when we go through this, no matter what road we go down it's going to get busier in the Rim. So we should be looking at solving whatever problem may arise as a community not small groups concerned with their own issues.
2. Dick Russell agreed, we are going to get busier.
3. Peggy Mcshane status on pickleball court and funding on social.
4. Roy Massie and Dawn Chaplin pickleball court maintenance complete and funding for social is voted on by the board.
5. Myra Rintamaki call for election.

New Board of Directors Announced

Pete Berow announced the new Board of Directors after the vote was counted : Julie Brown, Roy Massie, Peter Hauser and Angie Griffin were elected as new Board members. Congratulations to all new directors!

12. Adjournment

Roy Graham moved to adjourn the meeting. Catherine Fitting seconded. The voting assembly

Unanimously approved adjourning the meeting with a vote of hands. The Annual General Meeting was adjourned at 3:50 p.m. Members were advised Barbeque will begin at 5:00 p.m.

everyone welcome! Hot Dogs, Hamburgers, Beverages and all the fixin's.

Signed:

_____ Dated: _____

MBRCC Board of Directors

Print Name and Title: _____

DRAFT