

MT. BAKER RIM COMMUNITY CLUB MINUTES

BOARD MEETING OF October 21, 2016

Meeting called to order at 7:56 p.m. by *Phil Hobman, President*, it being determined that a quorum of the Board was present.

Directors present: *Phil Hobman, President, Dawn Chaplin, Social Director, Ed Keller, Violations Director and Treasurer; Peter Berow, Property Standards Director; Mark Ablondi, Legal and Insurance, Roy Graham, Member Relations.*

Directors absent:

Ludmilla Vacek, Vice President, David Hill, Grounds & Maintenance, Roz Schott, Secretary

1. Approval of September 16, 2016 Board Meeting Minutes

ACTION: Approve the September 16, 2016 with Phil's submitted written corrections. Ed Keller moved to approve; Seconded by Roy Graham. *Motion passed, Minutes approved with changes.*

2. Correspondence

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

- a. ACTION: Motion to approve fifth gate card for Richard Russell. Ed moved. Dawn seconded. *Motion passed.*

3. Directors' Reports

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

- a. President
Stressed the importance of board members approval of the President's letter draft and the Contact Request form at tonight's meeting so it can be printed by Angela in order to get dues mailing out Thanksgiving weekend.
- b. Treasurer
- c. Legal and Insurance
- d. Grounds & Maintenance
- e. Property Standards
- f. Violations
- g. Member Relations
Roy brought in bins for the Food Bank Food Drive. The plastic, green bins are for food donations. Allison and Kenny will collect what is put into them. Info was put into NextDoor and Baker Bits that will go out informing members.
- h. Social Director

4. Unfinished Business

A. ACTION: Resignation of Secretary of Board. Roz Schott, who is Secretary, notified Phil Hobman that today was the day she is resigning her position as Secretary. Phil moved to accept resignation of Roz Schott as Secretary. Seconded by Dawn. *Motion passed.* A discussion was held of the importance of filling the position quickly. Phil proposed acting as Secretary himself temporarily. Ed suggested Lida Vacek should take on Secretary responsibilities, as it is part of the Vice President position she holds. Ed believed Lida offered to do so. Ed also brought up that the

issue with Phil acting as Secretary is it leaves us with only one legal/authorized signer. No motion. Decision will wait until future meeting with Lida present.

B. ACTION: Resolution 2016-08 to move Reserve funds from WECU (Whatcom Educational Credit Union) to First Federal Savings. Ed discussed the need for having (approximately) 100k on reserve in savings that does not get used. Currently, these funds earn little interest and we could earn quite a bit more. Ed proposed moving 50k into a 2 yr CD at 1.5%, 50k into a 3 yr CD at 1.7% and keeping (the rest, approx. \$11k) liquid, in a MM account. Mark and others proposed that rates could and will most likely go up in the future and locking in a CD rate may not be as good as MMA. Phil proposed having enough funds available to handle emergencies but locking some funds up to earn a better interest. It was pointed out the extra interest could offset raising dues for Members. Motion to approve Resolution 2016-08, which will move 50k/50k/remaining \$ into 2 CDs and a Money Market Account. Ed moved, Phil seconded. **Resolution 2016-08 was passed.** Angela will edit the Resolution and remove “unanimous” from the wording. Ed informed us bank wishes to see Resolutions preferred over minutes.

C. 2016 AGM Draft minutes from Roz Schott was submitted for approval. It was suggested that this approval can wait and each Member read them carefully and get any suggestions sent to Angela. Deferred to November Meeting. No action.

5. New Business

A. ACTION: Approve the new Contact Request Form to be mailed with 2017 dues statements. It was asked if gate cards will be deactivated once the forms come in. Angela and Allison said no. It will call possible situations to attention, but we are not planning on deactivating cards without further verification with the owner. It was discussed if a special system could allow clubhouse/pool access seasonally to make it harder for non-authorized people to use facilities. It was pointed out that family members and guests are supposed to be allowed. Ed suggested that the main issue is the hundreds of cards that are floating out in limbo. Phil wanted all members to return the form and turn keys off if they do not. It was discussed that we are not planning on turning any cards off without verification. This is a starting point to look at the problem of gate cards. Ed moves to approve the Contact Request Form. Seconded by Mark. **Motion passed.**

B. ACTION: Approve Resolution 2016-09, Update Schedule of Violations and Fines with the addition of: “7. Renting out your residence before one year ownership of your residence is complete. \$250 minimum” Move to approve Resolution 2016-09 was made by Dawn, Roy seconded, **Motion passed.**

C. ACTION: Proposed raising of the Rental Registration fee. Currently \$25. Phil discussed the amount of work staff spends on just renters and additional costs, including wear and tear on community property. It was mentioned that non-renters are subsidizing our facilities for these renters earning a profit. Phil proposed raising the fee. Angela was asked what she felt would be accepted by Members. Angela said \$5 seems acceptable. Garbage was discussed, and other concerns of how renters affect our finances. Phil moved to increase the Rental Registration fee to \$30 per occurrence on January 1, 2017. Seconded by Roy, **Motion passed.**

D. Ed reported on a discussion with WA DOT regarding a speed limit study to be done in Glacier. It could grant us a slower speed limit on the highway if they determine our driveway to be a hazardous area. The number of accidents reported over the years at our entrance on Mt. Baker

Highway is not high enough to warrant a turn lane or any traffic signals. This study is one last hope at a more safe approach to the entrance from the highway. Ed will keep us informed.

E. ACTION: Approval of President's Letter. Phil presented the President's letter to be mailed at end-of-the-year with the dues statements. It was discussed to include notice of the Rental Registration increase. Change wording: "Rental registration fees will increase on January 1, 2017 to \$25 per rental occasion." Phil *approved* letter with above changes -without motion needed.

F. Roy asked if the LED lights at the clubhouse are working properly. Dawn to dusk light seems dark. Allison explained how the lights work.

G . ACTION: New Years Eve Party: Dawn suggested she can host, "put on" the New Year's Eve party with no money spent from the budget. Dawn would like to borrow the funds from the Rim, then pay the funds back from ticket sales. It was suggested she pre sell tickets. Dawn did not see bringing in all the money ahead of the event, instead thinking that night-of ticket sales will likely cover the costs. A discussion was had over how many people responded to the survey put on NextDoor website asking about New Year's Eve party interest. 25 people responded to the poll, 40% of them were interested. Dawn proposes charging \$20 before December 1, \$25 after December 1. She is confident she can provide the banquet for under \$1000, meats being the main expense. Ed asked what historically the board has funded for this event. Roy stated an advance was given in the past for this event. Ed asked if Social was a profit situation when events were held and funds were used in the past. Peter and Dawn say the events paid for themselves, but Social was not an income for the Rim, more likely a financial wash. Roy asked how much money Dawn wants advanced to her for NY Eve party. Dawn responded with items needed, stating she does not expect to see ticket profits until December. Dawn would like \$500 to acquire food and party supplies as she finds them on sale between now and when some ticket sales bring in funds. Roy moved to advance the Social committee \$500 for the New Year's Eve function, to be paid back to MBR on or before January 1, 2017. Peter seconded. ***Motion passed.*** It will be transferred to the People's Bank Social Debit Card account, new cards should be arriving with Dawn's name any day.

Meeting adjourned at 9:23 p.m. The board will reconvene following for an executive session.

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

Next Board meeting is Friday, November 18, 2016 at 8:00 p.m. in the clubhouse.