

**MT. BAKER RIM COMMUNITY CLUB MINUTES
BOARD MEETING OF November 17, 2017**

Meeting called to order at 7:00 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.

Members in attendance:

-Lisa Beliveau, 22004, and Titti Ringstrom, 16015-16, attended the members' comment period. Ms. Beliveau is a relatively new member, put out a query on Nextdoor about a yoga class, and said there was lots of interest. Members told her Luca Williams (former MBR member) could teach yoga. Ms. Beliveau wasn't informed about how to proceed, but now will volunteer to manage the yoga club. Ms. Ringstrom will assist Lisa. Ed Keller stipulated the yoga club will accommodate the Social Committee if there is a conflict of schedule. Dodie Fox reminded them: sessions can't go over 25 members. Lisa: we'd like to have yoga on Wednesday evenings. Pete Berow said you'll have to stand at the gate to let the people in. We don't want people to come in under false pretenses. Dawn Chaplin reminded the group: no businesses shall be run on Rim property. Wednesdays are fine with Dawn. Ed Keller reminded everyone this can be a contentious issue. It should be a donation to the instructor, not a payment. Lisa asked that communications/complaints be sent to her. beliveaulisa@gmail.com, 206-331-2600. Sally Hewitt asked Seth Carson if we need a waiver of liability. Seth said the instructor should be licensed and insured, which would cover MBR. If people come to the club for yoga and slip, the instructor is responsible. This has to be explained to Luca Williams, the instructor. Ms. Ringstrom: this is not black and white. Dodie Fox: this is not a black and white situation. A club would not be a commercial venture. Contact the office if you want to contact the Board. Dawn gave Lisa her email address.

1. Approval of October 20, 2017 Board Meeting Minutes

ACTION: Discussion of minutes. Dodie Fox moved to approve the October 20, 2017, Board meeting minutes. Seconded by Ed Keller. **Motion passed.** Minutes approved.

2. Correspondence

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

-13005, Bethany McCarthy, daughter of Fred and Shannon, 13005, requested use of the clubhouse on Thanksgiving Day, Nov. 23: kitchen use requested and they requested clean-up service with the \$100 charge. Aaron gave them permission. Ed Keller: they did this last year and cleaned up on their own. This year they'll pay for the cleanup.

Pete Berow said we can take what MBR owns in the kitchen and move it. Members can use the clubhouse any time.

3. Directors' Reports

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

a. President

If you had to take a guess what month it is, with the wind, the rain and dark at 4:30, how could you miss November. We have our new truck and it's ready for the winter. The Halloween decorations are down and the clubhouse is starting to look like the prelude to Christmas. The dues invoices are ready to go and the President's letter is complete as the US Thanksgiving comes creeping up on us.

It may be too soon to say this, but so far the agenda does not look too bad for the month. This may be to our advantage as at the close of this meeting we will have a closed meeting to decide on what the salary compensations are going to be for all of the Rim employees for the year 2018.

I can't get through this month without thinking of the eleventh month, the eleventh day, and the eleventh hour. The armistice for WWI and every nation's veterans or remembrance day. Happy Veterans Day and Remembrance Day to all of you who have served.

b. Secretary

No report.

c. Treasurer

Ed Keller reported:

Income is almost \$6,000.00 over expected. Vendor gate card income was doubled due to the efforts of Angela and Christy to follow up on expired cards and sending expiration notices. We have already exceeded the expected interest income for the year and still have 2 months' worth to add about another \$200.00+. Rental fees are above the year end expected total now with 2 additional months to earn. Transfer fees are approaching double our expected income with about 8 closings in the last month adding another \$600.00.

Administration expenses are still running slightly higher than budgeted. Maintenance & Repair is running under budget. Supplies for clubhouse and pool are over budget, but not expected to add more expense in last 2 months. Utilities are right on budget and Vehicle & Equipment expenses are under budget. Overall total expenses are just slightly above budget and will be completely offset by additional revenue.

Report on CD interest & Money Market options.

At the October Board meeting I mentioned that First Federal was willing to match a competitor banks 2% rate on 24-month CDs. Further investigation has lead me to not recommend doing this change at this time. First Federal would require us to close our existing

CDs prematurely and take a .5% penalty on the interest we have already earned and then open 2 new CDs each at the 2% for a new 24-month period. When the penalty is compared to the benefit it does not pan out. So, our current 2-year CD will mature in Nov. 2018 and they will match or beat the other banks's rate at that time. The 3-year CD would actually lose if converted to a new 2-year CD.

However, we should take advantage of their offer to change our Money Market account. It currently earns 1% and will drop to .75% at the end of November 2017 (this month). If we can deposit new funds into this account before year end or even in the new year they will renew the 1% interest rate for another 12 months. This is the best rate in the area. I expect to have a recommendation for the amount and the time to make this new deposit at our meeting on 11/17/17.

All 2017 capital improvements are nearly complete. The last item, the sauna, has been purchased and will require some electrical cost to install. The sauna equipment cost \$3,149.59 and expect with installation electrical cost to come in on budget at \$3,500.00. This was not planned to be completed till 2018, but was already fully funded in our Reserves.

The new heating system has cost \$28,421.45 from a budget of \$45,000.00.

Dodge truck including alterations to accommodate our plow had a total cost of \$42,825.21 from a budget of \$45,000.00

Exterior siding improvements totaled \$2,570.61 from a budget of \$3,000.00. Aaron was also able to include the cost of new entry lights for this part of the project. As this project will continue for the next 3 years, any unspent allocated reserves will carry over to the remaining budget now at \$13,428.39 or approximately \$4,500 per year.

The men's bathroom shower improvements will carry over to 2018 and has a new budget of \$10,000.00. If there are structural repairs needed to the exterior wall it will be covered from a different part of our Reserves.

The \$1,500.00 reserved for interior light fixtures has not be spent as of yet as Aaron is continuing to look for the right fixtures and can carry over into 2018.

MBRCC added \$40,000.00 to our reserves during this year.

Beginning 2017 Balance was just over \$211,000.00 and with \$40,000.00 added gave just over \$251,126.00. Estimated interest earned in 2017 will be about \$1,900. On our CDs and over \$1,200.00 on our Money Market account. Adding over \$3,000.00.

Capital improvements will total \$74,000.00 at year end, leaving a balance of about \$208,000.00.

We will be adding a minimum of just over \$41,000.00 to our reserves in 2018 and the additional earned interest. Final numbers will not be available until year end.

The old Dodge is expected to sell somewhere between \$5K and \$8K. I believe this revenue should be added back into our Reserves.

Please be prepared to offer suggestions to Dennis and Aaron for projects that you feel should be considered for 2018 and beyond. I need to have a Board decision at our February meeting to prepare the next 5-year Reserve Plan to submit at the 2018 AGM.

d. Legal and Insurance
No report.

e. Grounds and Maintenance

Dodge truck: The snowplow has been mounted to the new truck for a cost of \$1,900. The sander is also ready to go so we are set for winter.

Sauna: A new sauna heater is on order for a cost of \$3,100. This will also require an electrician to install.

f. Property Standards
No report.

g. Violations
No report.

h. Member Relations

Dawn Chaplin asked if we have questions about the Board dinner. We have around \$285.89 left for the dinner. Dodie Fox said Dawn should do the main dish and we can bring the rest. The dinner is planned for Saturday, January 20, the day after the Board meeting. Dawn thinks she can do more than the entree. BYOB. Mark Ablondi reported Grandma Gooch will do the Santa cookies on December 16.

i. Director-at-Large
No report.

4. Unfinished Business

a. Popup tents — Pete Berow hasn't seen any more popup tents, so we can think about this in the spring. Table until March.

b. Ongoing old gate card cancellation issue — Dodie Fox will coordinate with the office and then she will call the members who haven't complied. Dodie added: some people won't comply until their cards are turned off. A member has given 4 gate cards to guests, who are not relatives. We need them to fill out a non-member guest form. Dawn Chaplin said it's up to the owner of the cabin to report these guests' names and car license plates. Immediate family can use the gate cards. Permanent guests with gate cards need to register with the office. Dodie will take care of this.

5. New Business

a. Donate the old piano — Ed Keller: AARP did a story on how valueless old pianos are. ACTION: Ed Keller moved we call REStore to donate the piano. Mark Ablondi seconded. **Motion passed.**

b. Property rental — Pete Berow said we have 30-35 rental cabins that are legitimate. Pete: renters are coming in to office and don't know where to go. Aaron said we point them to the landline or let them use our phone. Aaron said Christy could set up something that would allow people to use WiFi in front of office. Dodie Fox said we should raise rental fees. Ed Keller recommended we send a well-written letter to owners asking them to take care of their own rentals. Aaron said he would have Christy write the proposal and will email the Board to see if we approve. Mark Ablondi suggested we post a sign at our office pointing to Wifi availability at Chair 9.

c. Procedure wording for accessing Rim property from County roads — Pete Berow said we need wording for this issue. Pete will send wording out via email and will need an okay from everyone.

d. Pete wrote the President's letter and it will be sent out with the dues invoice.

e. Dawn Chaplin asked: can Aaron plow a parking space for non-resident Board members on the night of a Board meeting?

f. Dawn Chaplin requested a \$500 loan for the Social Committee for the NYE event. ACTION: Dodie Fox moved MBR loan the Social Committee \$500 for the New Year's Eve party. Dennis Larson seconded. **Motion passed.** Ed Keller will put money in the social account.

g. Removing obsolete rhetoric from our documents -- Pete Berow. We'll discuss these in January, February.

6. Meeting Adjourned: Meeting adjourned at 8:30 p.m. Mark Ablondi moved to adjourn. Ed Keller seconded.

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

Executive session started at 8:30 p.m.

Next Board meeting is Friday, January 19, 2018, at 7:00 p.m. in the clubhouse.

Signed:

Dated: _____

MBRCC Board of Directors

Print Name and Title: _____