

**Mt. Index Riversites Community Club, Inc.**  
**Board of Directors Meeting**  
**February 12, 2022**

**Board members present:** Mark Bollman, Lora Cox, Rebecca Davis, Kathleen EckartLove, Travis Ferguson, CJ Holmes, Gary Johnson, Christina Miller, Darcy Niedermeyer, Mat Williams

**Absent:** Brent Corey, Dave MacFarlane, Peter Spoerl

**Owners and guests:** Julia Akin, Nathanael Chappelle, Taylor Lightfoot, Earl VanBuskirk, Matt Walsh

**Call To Order:** Mark Bollman called the meeting to order at 9:00 AM.

**Opening Remarks and Announcements** (*Mark Bollman*)

Board members and guests were emailed today's Agenda. We did not meet in January. Today there are 10 board members present but the president doesn't vote so we'll be looking for 9 votes today.

**Executive Committee Report** (*Mark Bollman*)

Executive Committee members include our president, vice president, secretary, and treasurer. We don't have any new business to report but it's time to start working on 2022-23 budget and annual assessments.

## Treasurer's Report (*Darcy Niedermeyer*)

Darcy reviewed the Treasurer's Report in detail and offered the following summary for the minutes.

### January 2022

	Upstream	Downstream	Total
Total Income	-	100.00	100.00
Total Expense	19,719.12	3,783.75	23,502.87
Net Income	(19,719.12)	(3,683.75)	(23,402.87)
Other Income	1.07	0.72	1.79
Other Expense	-	-	-
Net Other income	1.07	0.72	1.79
<b>Total Net income</b>	<b>(19,718.05)</b>	<b>(3,683.03)</b>	<b>(23,401.08)</b>

	Upstream	Downstream	Total
<b>Current Assets</b>	<b>110,345.62</b>	<b>59,154.86</b>	<b>169,500.48</b>
A / R	305.40	(494.68)	(189.28)
undepo funds			-
Total			169,311.20
Fixed Assets	492,232.58	37,335.91	529,568.49
<b>Total Assets</b>			<b>698,879.69</b>
<b>Liabilities &amp; Equity</b>			
key deposits	5,695.00	6,340.00	12,035.00
road loans	28,888.07		28,888.07
Equity			657,956.62
<b>Total Liabilities</b>			<b>698,879.69</b>

## Collections Update / Legal (*Gary Johnson*)

Collections: IB has initiated lawsuits as against a number of individuals since the last meeting. The Executive Committee is essentially functioning as a Collection Committee. If anyone has further questions about Collections, contact Gary.

Gerend property easement status: Don Gerend and Tom Grenfell have accepted an offer from the Powelsons to purchase both their properties. As part of the purchase and sale agreement, Gerend and Grenfell asked the Powelsons to negotiate an easement agreement for the portion of the Upstream access road that crosses the subject property between the MIRCC-owned portion and the bridge. Subsequently, we have reached agreement with the Powelsons and are working to finalize an easement document. MIRCC will include the Canyon Falls Home Owners Association in its easement. MIRCC will continue to maintain the road. Gary sees it as a Win-Win all the way around and appreciates the Powelson's partnership.

## Roads Downstream (*Mat Williams*)

Mat Williams said Downstream roads are good now. The winter damage was fixed during the recent good weather. Mat is pleased with the new snow machine.

### **Roads Upstream** (*Dave MacFarlane*)

David MacFarlane is not with us today but Mark reported that Paul plowed a lot of snow in January and Tim brought his dozer to help clear side roads for two days. Then the rain came and washed out South Riverside Road in several places which required a dump truck and tractor to patch things up. The plow truck and dozer were unable to clear back of Sky Loop because Joseph Cowdery and other Sky Loop residents repeatedly blocked the road with their parked vehicles.

### **Green Gate** (*Mark Bollman*)

No report.

### **Other Reports & Information** (*one minute, please*)

Regarding the pending sale of the Gerend and Grenfell properties to the Powelsons, Nathanael Chappelle asked about potential future owners on access road if/when the Powelsons ever sell. Gary confirmed that the easement would be permanent, would stay with the land, and access to MIRCC properties would stay with the property in perpetuity.

### **Priority Business**

Mark Bollman: "***Move to approve the December meeting minutes as posted on the web site.***"

The motion was approved unanimously.

Yes – 8

No – 0

Abstain – 1 (CJ was absent in December)

## **New Business**

Mat Williams: ***"Move to approve purchase of \$22,500 snow plow machine for Downstream neighborhood."***

The Motion passed unanimously.

Yes – 9

No – 0

Abstain – 0

## **Discussion Topics**

2022-23 Assessments: We need volunteers to enter about a thousand 14-digit parcel numbers in Snohomish County's web site to update assessed values and check for new owners. Also need to discuss any specific budget items we need to assess ourselves for this year so we can prepare proposals for Upstream and Downstream budgets to consider at next month's meeting.

## **Closing Remarks**

The next meeting will be March 12, 2022 at 9:00 a.m.

## **Adjournment**

Mark adjourned the meeting at 9:40 AM.

Submitted by  
Lora Cox