

Blue Ribbon Farm Home Associations Annual Meeting
Saturday, February 4, 2006

Meeting opened by Chairman David Kruth at 2:00 pm. Comments by members are to be limited to 4 minutes per person. Please stand and identify yourself when commenting. Proxies read. Association members were asked to introduce themselves. Quorum met.

Secretary Report: The position of Secretary is currently vacant. David Kruth stepped in as Secretary and asked if there were any additions or corrections to the 2005 Annual Meeting minutes. No comments were offered. Jack Waud moved to accept the minutes. Second. Passed.

Chairman Report:

- In December the Secretary and Vice Chair positions were vacated by Ken and Mary Young, who moved out of the Association. Those positions were not filled.
- Title companies are not required to notify the Association of property ownership changes. Please notify the Association if you sell property or ownership changes hands so new owners can be identified.
- Blue Ribbon Farms website is available. Having the site saves money on mailings and provides a venue for the CC&Rs and Bylaws to be posted. It was encouraged that retailers and service providers consider advertising on the website. Currently Ralph Trefney maintains the site.
- It was suggested to post Board Members' email addresses on the website.
- \$27 was received from a class action lawsuit against insurance companies.
- Please contact a Board member or the FAA if unsafe flying is observed.
- The irrigation company in charge of the irrigation ditches is under a state mandate to hard-pipe (close in) all open irrigation ditches. It is up to private property owners with ditch access to coordinate this process with the irrigation company. The Association is only responsible for those areas of the ditch that are on common areas of the upon Association.
- Gary Hendrickson asked what are the Association line limits? He was referred to the plot map available for viewing in the lobby. John Cuny clarified that roughly the common area extends from Kitchen-Dick Road west to the bluff, with an area at the east end bordered by Maynard Road. The specifics are on the plot map.

Airport Committee: Jay Sakas out of town, so John Cuny gave report. John thanked members of the Association for donations for runway improvements. The current sprinkler system was installed for approximately \$5000 (north side of strip). There is \$4691 available for further improvements. The next step is for sprinklers on the south side of the strip. John suggested contacting the local Experimental Aircraft Association (EAA) with any safety concerns observed. BRF members can contact anyone on the airport committee, who will give information on contacting the EAA. John reinforced that the airstrip is open for use by friends of BRF members. Aircraft parking is available at the east end of the airstrip.

Treasurer: Members were encouraged to review the budget that was mailed out. The budget was increased by \$244 to cover expenses for the 2006 year. There is over \$10,000 in the BRF savings account, and just over \$2300 in a CD. Mike Cohoon asked about the line item of mole abatement and how that is handled. Jim Cone offered that he puts smoke bombs in the mole holes and packs them. Board member Gary Terrell reminded members that per the Bylaws, the budget is automatically approved unless there is dispute. There was no dispute on the budget, thus it stands approved as shown.

Board Nominations: Current board members continuing to serve are David Kruth, Gary Terrell and Jay Sakas. Members volunteering to serve: Stan Prothero, Dave Woodcock and Dave Holtz. Jim Cone made a floor nomination of Deb Everts. Gary Terrell moved to close the nominations. Jack Waud second. Nominations closed. Those nominated were asked to introduce themselves. Jim Cone moved to accept the nominations of the four positions. Jack Waud second. Nominations passed unanimously.

Old Business: Members were reminded of the previously tabled motion by Freda Codd for Division Two to withdraw from the Association. Freda did not wish to reopen the motion. The motion died on the floor.

New Business:

- **Proxy votes:** Steve Smith (representing Kattan properties) brought up the issue that regarding proxy votes, if a property sale is pending, the new owners have the right to proxy vote. There is no contingency in the Bylaws to deal with the scenario if the sale falls through.
- **Speeding on Greywolf:** Liz Waud spoke regarding speeders on Greywolf. She emphasized that there are many more homes with children and pets in the area, and vehicles continue to speed. She asked that drivers please slow down. It was also discussed that contractors and employees need to slow down. Jan Cohoon contacted Rich Fox at the County and requested another speed limit sign for Greywolf. The only place a second sign would be placed by the County is at the west end of Greywolf. Mr. Fox suggested there are alternative "traffic calming" techniques available, although he did not elaborate on these techniques. Expense for any alternative speed deterrents would be the responsibility of Greywolf residents. It was suggested that Greywolf residents contact businesses of trucks that are seen speeding. Steve Houk (apologies for any misspelling) suggested that some Associations have written in their CC&Rs contractor conduct and hours of operation.
- **Kattan property:** Steve Smith stated the Kattans continue to allow walkers to cross their 20 acres on Tyler View en route to the bluff, although a scenario occurred while mowing was in progress. The mower kicked up rocks and a walker with a dog threatened to sue because the mower did not have proper safety equipment. Steve emphasized this is private property and walkers are able to

- cross the Kattan property by privilege and any abuse of that privilege or threats to sue will be met with No Trespass signs on the property. Steve advised walkers to stay away from the mowers. Jack Waud asked Steve to express appreciation to the Kattans for allowing walkers access to the bluff.

- **Irrigation ditch:** John Cuny relayed that the irrigation company is mandated by state law to close (hard-pipe) the open irrigation ditches. Funding at this time is piecemeal, and the company is closing in the ditches as funding allows. The Association has a small area of the ditch that needs to be hard-piped. Closing this portion of the ditch is in discussion stages with the irrigation company, and it is unknown what the timeline is for when BRF's portion will be hard-piped. Grants are coming through for the company to hard-pipe, but the grants are sporadic. When the time comes, the irrigation company will pay for the ditch to be hard-piped. If the Association wishes to proceed with ditch coverage ahead of the timeline, the Association would foot the bill for pipe and labor, with the company providing expertise and equipment.

Gary Terrell moved to adjourn. Jack Waud second. Meeting adjourned at 3:00 pm.

Respectfully submitted, Deb Everts (volunteer note-taker)