

Blue Ribbon Farm Property Owners Association Annual Meeting Saturday, February 3, 2007

Annual meeting called to order by Vice Chairman Jay Sakas at 2:15pm followed by an introduction/roll call of the board members present: David Kruth-Treasurer, Stan Prothero-Secretary, and Dave Holtz-member

Proxies tallied with Quorum (40 minimum owners present and/or proxies) met and verified by Secretary Stan Prothero.

OLD BUSINESS

Pilot-Airport Committee Report

Report given by Jay with Dave Woodcock out of town. Dave is working diligently to strongly resurrect the committee with a near future meeting to discuss irrigation and mowing schedules, the needed irrigation system on the south side of the runway, and voluntary contribution fundraising. Dave is hoping to get as many participants as possible. Contact Dave Woodcock if you have interest (aerialphotos@olypen.com).

Secretary Report

The 2006 annual meeting minutes were read by Stan Prothero. Motion made by Jay Sakas to approve the minutes, seconded by David Kruth, 100% voting to approve the 2006 minutes as read.

Treasurer Report

David Kruth gave the Treasurer's report noting that the Association is close to \$11,000 of net assets. Next year's budget should total approximately \$7100. Treasurer's report accepted by motion and vote (100%).

NEW BUSINESS

Proposed 2007 Budget Vote

David Kruth reviewed the budget by line item. Attorney line item upped to \$1500 after the experience with attorney's in 2006 to clarify the Association's CC&R standing and enforceability. Comment made from the floor to eliminate the grass strip newsletter line item and use the website instead. The Board will certainly examine that request carefully. No objections were raised so proposed budget accepted as published.

Election of new board members:

100% of those in attendance voted to approve the 3 nominations of Gary Henriksen, Gary Williams and Connie Engval.

Jay initiated a discussion of possible CC&R changes for contractors. Jack Waud asked if there were any County noise ordinances that might relate. David Kruth talked about enforcing loose garbage-supplies. Mickey Sexton clarified that a majority approval of the Association is needed to change by-laws and 75% to change the CC&R's. Gary Henriksen talked about the difficulty of enforcing or collecting from contractors in addition to the costs. Jay mentioned that if changes were in the governing documents then the homeowner has something to show the contractor which may help. Members are encouraged to contact the board if they want to the Board to pursue legal document changes.

Jay brought up an incident regarding a pilot removing a property owner's property stakes claiming it was a hazard to his aircraft. Owners are entitled to mark their property albeit with a suggestion to put those stakes on the owner's side of the line vs. the runway side of that line.

A member asked about the status of a property issue at the east end of the airstrip and where the association stands with that. Jay provided an explanation along with additional comments by Gary Henriksen.

Mickey Sexton brought up the issue of grass cutting with a reminder to get (your) grass cut. The Board will provide a reminder each year as the Board has adopted a policy to remind members to have grass cut by July 15 of every year.

Jack Waud said for members and the board to work with County commissioners on the re-route of Kitchen-Dick if it's of interest and concern (e.g. voice an opinion regarding putting a light on the curve sign vs. spending a lot of money straightening the road).

Nancy Watson made a suggestion to not read the minutes from the prior year and instead just ask for a vote (David Kruth suggested having a copy of the minutes at the signup). The Board will seriously take the recommendation under consideration as a policy change.

A member asked about establishing a CC&R change to make a hard limit for height on the south side of Greywolf (in essence to protect views). The board will look into considering doing due diligence on the issue although the member could gather the necessary signatures for the CC&R change. However, many felt the issue would likely "open a can of worms" from a legal standpoint.

Meeting adjourned at 3:15 pm.

Stan Prothero
Secretary