

Blue Ribbon Farm Property Owners Association Annual Meeting Saturday, February 7, 2009

Annual meeting called to order by Chairperson Deb Everts at 1:00pm followed by a roll call of the board members present: Connie Engval-Vice chair, Stan Prothero-Secretary, Gary Henriksen-member and Dave Holtz-member, Gary Williams – Treasurer. Dave Woodcock – Pilot Committee excused.

Annual proof of meeting notice confirmed without dissent. A motion was made by Jay Sakas and seconded and carried.

Proxies tallied with Quorum (41 minimum owners present and/or proxies at 25% rate set by By-laws based on 164 lots confirmed with Gary Williams Treasurer) met and verified by Secretary Stan Prothero.

A motion was made by Mr. Brummet to approve the minutes and the motion was seconded and carried.

OLD BUSINESS

Chairperson Report

The Board conducted (4) meetings this year and dealt with some minor runway use issues, revamped and streamlined the 2008-2009 budget. One of the members last year asked for a summary of board activities throughout the year and the Board opted to post each meeting minutes on the website. 2008's meeting minutes will be posted to the web immediately. The Board also created a separate report for volunteer contributions as asked for at last year's annual meeting. A letter was sent to the irrigation company due to lack of water for the Association and perhaps coincidentally, more water seemed to flow into the irrigation ditch afterward. The Board also decided to not undertake re-hosting the website due to the time and complexity involved, and research that showed costs were reasonably close to other options. Speeding is a constant concern in the Association and the Sheriff brought out the speed trailer a couple of times during the year after Dave Holtz contacted them. The Board also sent Mr. Susong a letter thanking him for mowing what is association common property and the pilot committee began taking over the mowing of this area (when Mr. Susong does not).

Pilot-Airport Committee Report

Report given by Gary Henriksen as Pilot Committee representative for Dave Woodcock. Low flying aircraft signs were installed in 2008 with the County installing the posts and the Association buying the signs. One of the signs has subsequently been stolen. Folks who helped mow throughout the year or volunteered in other ways were thanked. The South side sprinkler system was finished and special notice-thanks were given to those who helped greatly in this effort. Josh Armstrong was thanked for rolling the airstrip. The pump was moved across the road to a more appropriate place allowing for better pressure and reliability through less use of the pump motor. 2009 projects involve fertilizing in the Spring, replacing some defective sprinklers, and the windsock will likely be relocated to Association common property (it has been on private property) nearer the

east end of the runway which may include a bench. An additional windsock may be situated at the west end of the runway to provide better information for approaches.

Treasurer Report

Gary Williams gave a Treasurer's report. As of 12-17-08 the Association had no debt and \$12,682 in "Association" assets (volunteer contributions accounted for separately by the Treasurer). The Association ended 2008 with \$8300 in income and \$7170 of expenses leaving estimated net revenue targeted for reserves of approximately \$1000. The airstrip volunteer fund started the year Jan. 1, 2008 with a balance of \$775 and ended the year Jan. 1, 2009 with a balance of \$146.81. There were \$1410 in contributions and \$2039.19 in expenditures to complete the irrigation system. The 2009 dues stayed the same at \$50 per lot "owned."

NEW BUSINESS

Proposed 2009 Budget Vote

Gary Williams reviewed the budget by line item. No objections were raised so proposed budget accepted as published. Jay Sakas motioned and Mr. Gordon seconded to approve the 2009 proposed budget as published. The 2009 budget was approved.

Election of new board members:

Stan Prothero, Gary Williams and Dave Holtz' terms expired leaving three vacancies. Deb Everts thanked those leaving the board. Dave Holtz and Mike Cahoon (absent yet who accepted the nomination and communicated to Deb Everts) were re-nominated by proxy. Nominations from the floor were solicited: Mike Cahoon, Jay Sakas, and Jane Gann. Nominations were closed and a vote was taken of those in attendance. A motion was made and seconded to approve the 3 nominations (top 3 vote getters) of Mike Cahoon, Jay Sakas, and Dave Holtz for a new three year term each.

Additional Issues:

House lights should generally be turned down at night with a suggestion to post this reminder on the website.

Airpark road is a private road off of Greywolf for the use of eight property owners and their invited guests. The area between Dave Woodcock and Steve Robinson is purely a taxiway for aircraft operations. It is not a common walkway to access the runway. Dave Woodcock asked Association members via a letter to the board (read by Deb Everts) to politely respect this private property and not use this as a walkway unless permission is explicitly granted by the Woodcock's or Robinson's.

If anyone is selling or short-plating property please let someone on the board know.

Jay Sakas made a motion to create an additional mailing of the annual meeting minutes shortly following the 2009 annual meeting. The motion was seconded. An amendment was suggested and seconded to use email when available. Exact form or method up to the Board although a vote was taken to expend additional money for this effort which would also include a reminder that dues are payable. The motion carried.

A question was raised regarding who enforces the CC&R's (the Board) and specifically, what the Board might or could do regarding a new construction with multiple families using it. The Board will take this issue up in 2009.

Meeting adjourned at 2:05 pm.

Stan Prothero
Secretary