

Minutes for Annual Meeting of the Blue Ribbon Farms Property Owners Association April 3, 2010

Board Members Present: Mike Cohoon, Connie Engvall, Dave Holtz, Dave Woodcock
Board Members Absent: Gary Henriksen, Jay Sakas. Deb Everts has sold her property and has resigned from the board.

Connie Engvall called the meeting to order at 1:02 pm. The board reminded everyone present that they had one vote per lot. A quorum for the meeting was reached by totaling the property owners present and the proxies sent in.

It was moved, seconded, and approved to waive the reading of the 2009 annual meeting minutes and to approve the minutes as presented in the earlier mail out.

Old Business

Two items were brought up at the 2009 annual meeting that necessitated action:

1. Membership voted to mail the annual meeting minutes shortly following the meeting. This was accomplished and the mailings were postmarked April 3, 2009.
2. Concern regarding new construction with multiple families. This was researched and discussed at the March 2009 Board Meeting, with verification by the County that a "single family residence" (as opposed to condos, apartments, or hotels, etc.) can be inhabited by multiple families as long as the building and zoning codes are met. The concerned property owner was notified of these findings.

Treasurer's Report:

Mike Cohoon presented the proposed budget for 2010. It was moved, seconded, and passed to approve the budget.

Airport Report:

Dave Woodcock reviewed last year's progress in replacing the old windsock in the center of the airport with two new ones, one at each end of the runway. Thanks to Mike Cohoon for donating the pole for the west end, and thanks to Steve Robinson, Gary Henriksen, and Dave Woodcock for the labor to install the new poles. We plan to fertilize this spring and repair some of the sprinkler heads on the north side of the runway. We will also be working on the timing of the watering so as not to over water this year. Mowing will be done by volunteers as before, meeting at 4:30 on Fridays whenever possible. Thanks to John Cuny, Gary Henriksen, Jay Sakas, Steve Robinson, Dave Woodcock, and Bill Camuso for their mowing efforts last year and into this year. We had a minor mole problem last year but that appears to be under control and we do have plenty of mole repellent should they become active again.

New Business

A. Election of Officers:

- The By-Laws call for 2 members to step off the Board in 2010. Those due to leave are Gary Henriksen and Connie Engvall. Deb Everts has also resigned from the Board, so this creates a third position to be filled.

- Tom Backe has volunteered to join the Board. He stood and was recognized. Gary Henriksen also volunteered to serve another term if no one else was willing. There were no other volunteers or nominations. It was moved, seconded, and approved to have these two lucky individuals serve on the Board. We still have one position unfilled and need to have another volunteer step forward.

B. Mowing of Unimproved Lots:

The Board discussed contracting to mow those lots not mowed by the owner by July 1st as per the CC&Rs. The Association would pay for the mowing and charge the homeowner \$100/acre. If the homeowner failed to pay, the account would be sent to collection.

The membership had serious concerns about involving the association in this. There were questions of liability, trespassing on private property, and actual necessity. There is also the fact that the homeowners adjacent to those properties have serious concerns about fire, noxious weeds, general unsightliness, and liability of the association if something happened and we did nothing to prevent it. It was decided that the Board would check with our lawyer and with the County regarding this situation.

C. Website Management:

Patti Minor was managing the association's website, but she is no longer able to continue providing this service. Kenneth Brown of Solutions Center is now maintaining the website and will charge according to how much needs to be done. We will monitor our expenses and increase our budget if needed. If anyone else thinks they would like to manage the website, please contact the board.

2010 Picnic:

Dave and Conradine Holtz have offered to host the picnic again this summer on Sunday, August 1, 2010. Please mark this date on your calendar.

Other Issues:

No other issues or business were proposed from the floor, and the meeting was adjourned at 1:40 pm.