

**Blue Ribbon Farms Property Owners Association  
Annual Meeting of the Association - February 5, 2011 - Minutes**

Board Members present:

Jay Sakas, President  
Mike Cohoon, Treasurer  
Gary Henriksen  
Dave Holtz  
Dave Wookcock  
Tom Backe

In addition to the board members there were 22 property owners present. A quorum is 25% of the 180 owned sites, plus one, or 46. The members present and the proxies mailed in totaled 64, so there was a quorum at this annual meeting.

The meeting was called to order by Jay Sakas at 1:00 pm

The Minutes of the last Board Meeting of December 7, 2010 were approved. Minutes are posted on the Association's website: [blueribbonfarmsassociation.com](http://blueribbonfarmsassociation.com)

**Old business:** Discussed one delinquent account - the vacant land owned by Jodi Smith on Buckhorn Road, who owe \$1,095.00 in Association dues. There was some discussion on whether legal action should be started to collect this balance owed. The Treasurer said they paid \$100 last year, and he will contact them, and then make a recommendation at the March board meeting.

**Treasurer's Report:** Mike Cohoon reported that most items were under budget and the total budget was under budget by almost \$4,000. This is mostly due to budgeting for legal fees and not having any. Proposed budget for next year is approximately \$8,700 in revenue and \$9,200 in expenses. The balance in the bank now is \$16,000, and the balance in the pilot's voluntary airport fund is \$1,400. The full budget is on the website.

**New Business:** The President, Jay Sakas, asked the members present if anyone had any complaints or comments to bring to the board. No one did. There was also some discussion of new additions to the CC&R's. It appears that it is relatively difficult to change them or make additions to them.

Mike Cohoon gave notice that he will be resigning as Treasurer after two years. After he leaves the Board, there will be just five board members. It is the board's desire to maintain at least seven members. Volunteers were sought for board membership.

Four people volunteered to become board members - Mike Mason, Mike Judd, Krys Gordon, and Pat Schoen. All were voted on and approved by the members present.

**Thanks to the people who volunteered to serve on the board.**

Other new business: There was a discussion and it was decided that all new activities that will take place on association property, such as the airport, be approved by the board.

Date of summer picnic: The next picnic will be on Sunday, August 7th at Dave and Connie Holtz's house at 443 Buckhorn Road.

Krys Gordon, one of the newest board members, said that she will attempt to improve the lines of communication between all property owners with a regular newsletter, and propose some ways to greet new residents.

The meeting was adjourned at 2:00 pm.