

BLUE RIBBON FARMS PROPERTY OWNERS ASSOCIATION
Board Meeting Minutes
August 25, 2014

Present:

Dave Woodcock, chair
Mark Cheney, vice-chair and airport committee chair
Rick Smith, treasurer
Dan Masys, web editor
Steve Robinson, at large

The meeting was called to order at 7 p.m. by chairman Dave Woodcock.

Board membership

Glenn Powell resigned from the Board, citing other commitments. Other potential non-pilot new member candidates were discussed, and will be contacted to determine their interest in serving on the Board.

Aircraft Noise

Dave Woodcock noted that recently he had received complaints from the County Park and the Wildlife Refuge, in addition to the previously received complaint from resident Barry Kantowitz, about noise generated by the red Stearman biplane. Dave also noted that the Stearman can be and has been flown in such a way (“Fly Like Lee”) that full power duration is kept to a minimum on takeoff, and RPM is reduced slightly so that the prop tips do not get into the transonic range which dramatically increases the prop noise. This propeller phenomenon, caused by large diameter props turning at high RPM, is also an issue for other local aircraft, such as older Cessna 182’s and the Aviat Husky.

The Board will send a letter to all resident pilots, and post on the website, noise control procedures for departures to the west:

1. Reduce prop RPM (for constant speed prop aircraft) or power or both as soon as practicable after liftoff.
2. Maintain runway heading for approximately one runway length beyond the edge of the bluff before initiating a turn.

Commercial Uses of the Airstrip

The CC&Rs prohibit commercial uses of the airstrip, and there was considerable discussion regarding what constituted a commercial use of the strip versus an incidental use of the airstrip pursuant to a commercial activity. Dave Woodcock will contact the Curran law firm to determine whether they can advise on this issue. The scenario of mishaps related to aviation

activities (commercial or otherwise) led to a discussion of whether the Board should require resident pilots who use the airstrip to provide evidence of current personal liability coverage on their aircraft as a prerequisite for use of the airstrip. No vote to act on this was conducted and this issue will be carried forward to future Board meetings.

Overgrown lots

Pursuant to the May 2014 Board meeting, an inspection of all lots was conducted, and letters sent to 21 owners regarding the need to mow overgrown properties to reduce spread of noxious weeds and reduce wildfire risk. Many but not all responded to these letters, and the majority of lots were subsequently mowed by owners. Although the CC&Rs grant the Board the prerogative of having lots mowed and billing owners for mowing, concerns were expressed by owners and by Board members about the environmental effects of wholesale mowing on wildlife habitats, and concern that it would change the rural character of the area that many residents find appealing.

An inquiry into the history of Blue Ribbon Farms with respect to wildfires yielded a single memorable event around 2005, which was a grass fire during the July 4th holiday period, caused by youngsters setting off fireworks. The fire, near the northeastern end of Tyler View Place, was detected promptly by resident David Kruth, and put out by him with a garden hose after burning an area of about 50 feet square. County fire units were called and arrived at the scene after the fire was already extinguished.

As a result of this year's experience with a complaint about an overgrown lot, and the response to the lot inspection and reminder letter, the Board will adopt the following procedures:

1. When a complaint about an overgrown lot is received, a community-wide survey will be done and letters sent to owners of all overgrown lots reminding them of their responsibility to maintain lots so as reduce the spread of noxious weeds and to control risk of wildfires.
2. Board-mandated mowing will only be directed to specific lots for which complaints have been received from adjacent neighbors, and where the owner has not responded to the initial reminder letter and a second letter, by having the lot mowed that is the source of the complaint.

Next meeting

The next regularly scheduled meeting will be held during the first half of November, in order to review the draft association budget for 2015 and plan the February 2015 annual association meeting.

The meeting adjourned @ 8:15 p.m.

Respectfully submitted,
Dan Masys, secretary.