

BLUE RIBBON FARMS PROPERTY OWNERS ASSOCIATION
Board Meeting Minutes
October 22, 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.

Association legal issues

The Board reviewed the September 12, 2014 letter from the Curran law firm regarding current association procedures and documents. The “most obvious and pressing issue” is documenting liability insurance coverage by owners who use the airstrip. The attorney recommends requiring proof of insurance with the Association named as an additional insured, and documenting the airport use rules.

To comply with this recommendation, the Board will:

1. Identify a non-pilot representative to add to the current airport committee roster. Gunnar Clem has expressed willingness to join the Board, and will be asked to serve in this role.
2. Send a mailing to all pilots and aircraft owners who are also lot owners inviting them to participate in the airport committee.
3. Charge the airport committee with gathering the existing guidelines and documents into an Airport Rules document for review and approval by the Board and presentation to the BRFPOA membership as a whole.
4. Include in the Airport Rules document a requirement for owners of aircraft based at the airport (WN29) to add the BRFPOA as a named insured to their aircraft liability policy, and submit documentation annually of such coverage for each aircraft, as a condition for use of the airstrip by that aircraft. It is expected that the requirement will also apply to owners of aircraft that are temporarily based at WN29 pursuant to renting property in Blue Ribbon Farms. The airport committee will develop procedures for implementing this requirement, including procedures to be followed if owners do not respond or are noncompliant with the requirement.

Current and future budgets

Rick Smith presented a treasurer's report of current year expenditures, showing that we are within the approved budget with a forecast of either a balanced budget or a small reserve at the end of the fiscal year. He noted that funds are available in the current budget to support the filling of low spots in the runway and reseeded those areas, which was not specifically included in the 2014 budget plan. He proposed that the 2015 budget have the same categories and amounts as the 2014 budget, and that homeowners' dues remain at \$50 per lot per year. He will forward a detailed budget to Board members for review within the next several weeks, in time to include it in an Association-wide mailing, in preparation for the February 7, 2015 annual Association meeting.

Next meeting

A Board meeting will be convened if there are issues to discuss regarding the 2015; otherwise the next meeting will be shortly before the annual Association meeting, to plan that event.

The meeting adjourned @ 8:30 p.m.

Respectfully submitted,
Dan Masys, secretary.