

Blue Ribbon Farms Property Owners Association Annual Meeting – February 7, 2015 - Minutes

Board Members:

Mark Cheney, Vice Chairman and Airport Committee chair
Rick Smith, Treasurer
Dan Masys, Secretary and Web editor
Steve Robinson
Gunar Clem (filling unexpired term of Glenn Powell)

The annual Blue Ribbon Farms Property Owners Association meeting was held at the Dungeness schoolhouse. Board members present included Mark Cheney, Rick Smith, Dan Masys, Gunar Clem and Steve Robinson; absent were Dave Woodcock, and Jay Sakas. There were 36 members in attendance including the board members, and the board held 43 proxies. Thus with a quorum present, the annual Association meeting was called to order by Vice Chairman Mark Cheney at 1:40 pm.

A motion was made and seconded to approve the 2014 Association meeting minutes, as published on the Association website at <http://www.blueribbonfarmsassociation.com/archives.shtml> . The motion passed unanimously.

Treasurer's Report and 2015 Budget

The balance in Blue Ribbon Farm's account as of the end of the 2014 year was \$28,787, with \$9,812 of total income and \$7,435 total expenses. Net income for 2014 was \$2,377 which was added to the Association reserves.

The proposed budget for 2015 calls for Revenues of \$9005.00 and Expenses of \$10,065. Dues remain \$50 per lot for 2015.

Dunbar Susong raised a question about the budget line item of fuel reimbursement for runway mowing by volunteers. Dan Masys explained that this reimbursement is available for expenses incurred by any BRFPOA members who mow the runway and associated property that is owned by the Association as a shared community asset. A letter request to the board noting the dates and hours of mowing done, fuel consumed and cost, sent by paper or e-mail, will initiate the reimbursement process.

The Treasurer's report and proposed 2015 budget were approved by unanimous consent.

Airport Report.

Mark Cheney provided a synopsis of improvements undertaken in 2014 on the runway, and plans to fill the “drainage” ditch adjacent to the runway, which does not carry water but is a hazard to aircraft movements. Rick Smith described the new irrigation water source, and the feasibility of using the water pressure in the source to substitute for the pump that is currently used to draw water into the system from the pond at Kitchen Dick and Lotzgesell.

There was discussion of a January 30, 2015 bluff collapse which caused loss of a section approximately 10 feet deep by 40 feet wide directly at the end of the runway, as depicted in this aerial photo taken by Dave Woodcock that day:



Immediate actions to be taken are closing of the bluff-top trail at that location, marking a new end-of-runway marker approximately 200 feet back from the bluff, and turning off the runway sprinklers for the westernmost section (specific number of sprinklers TBD).

The bluff collapse led to discussion of the natural and man-made forces affecting bluff erosion. Various opinions were expressed about the impact of irrigation watering vs. naturally occurring aquifers that destabilize the soil at the face of the bluff. The unanswered question is how far laterally irrigation water moves in subsurface layers; the Board will consider whether obtaining a geological engineering consult would help make

an informed decision about changing runway irrigation. All agreed that bluff erosion is an inescapable fact of the environment along the west-facing Strait, but that the Association should avoid taking actions that accelerate it.

New Business

Road Repairs

Mr. Susong observed that gravel had been used to fill potholes on Mayard Rd., which is not optimal since the gravel tends to be dispersed and get into adjacent grass, and can damage mowers. He noted that in the past asphalt patch had been used and this is preferred. Discussion ensued about whether Association funds could be used to reimburse repairs made by owners to the private roads in the Blue Ribbon Farms subdivision. There was consensus that owners are responsible for maintaining private roads that service their property, and that costs of improvement and maintenance should only be borne by those whose property is accessed via the private road in question, subject to a simple majority vote of the affected owners to approve the expense.

Flight Pattern

Mr. Susong objected to aircraft flying below 500 feet making passes down the runway without landing. Discussion followed about the circumstances where “low approaches” are necessary, such as confirming that deer are not on the runway and clearing them if they are present. The Airport Committee, which will be reviewing and addressing the rules of operation for the field, will address the issue of low approaches and “fly-by’s” in the updating of the Airport Rules document; the updated information will be posted on the BRF website (<http://www.blueribbonfarmsassociation.com/airstrip.shtml>) and posted to national aviation databases such as AirNav.com.

Mowing overgrown lots

Richard Bartsch noted that he had notified the Board of the potential wildfire hazard from an overgrown lot adjacent to his in the Spring of 2014, and that the lot was never mowed. Dan Masys responded that the Board did conduct a survey of all lots in May of 2014 and letters sent to 21 owners regarding the need to mow. The majority of owners, but not all, responded by mowing their lots; those not responding were primarily absentee land owners.

Mr. Susong noted that his 10 acre parcel is a designated wildlife reserve.

Discussion followed about balancing concerns for preserving wildlife nesting areas (particularly birds of prey such as Harrier hawks) that are affected by mowing, versus the issue of potential fire danger. Nesting cycles are generally complete by mid-July, and fields become dry with increasing susceptibility to fire in August. The current Board

approach to this problem, as posted on the BRF website in the August 25, 2014 meeting minutes, is:

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, as permitted by the CC&Rs, 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.

The timing of mowing will depend upon environmental conditions; in general mowing in the last week of July will be the target date.

Neighborhood Watch

There was discussion on whether a Neighborhood Watch program would be beneficial. The Board invites proposals on this possibility.

Board Vacancies

Leaving the board:
Dave Woodcock
Jay Sakas

New board members beginning 2015:
Trisha Davis
Larry Keen

A motion made to accept the new Board member passed with unanimous consent.

Motion made to conclude the meeting passed with unanimous consent and the meeting adjourned at 3:05 pm.