

## **Blue Ribbon Farms Property Owners Association Annual Meeting – February 6, 2016 - Minutes**

The annual Blue Ribbon Farms Property Owners Association meeting was held at the Dungeness schoolhouse. All current BRFPOA Board Members were present:

Mark Cheney, Vice Chairman and Airport Committee chair  
Gunar Clem  
Trisha Davis  
Larry Keene  
Dan Masys, Secretary and Web editor  
Steve Robinson  
Rick Smith, Treasurer

There were 32 owners of 39 properties in attendance, including the board members, and the board held 37 proxies. Thus with a quorum present, the annual Association meeting was called to order by Chairman Mark Cheney at 1:40 pm. The members of the Board were introduced, and each person in the room was invited to introduce themselves.

A motion was made and seconded to approve the 2015 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 \$31,195.73. Net income for 2015 was \$1665 which was added to the Association reserves.

The proposed budget for 2016 calls for Revenues of \$9000.00 and Expenses of \$9954, for a net negative balance at the end of the year. Dues are proposed to remain \$50 per lot for 2016.

In discussion about the budget, questions arose regarding the basis for the Association reserve i.e., why \$31,000? And if the reserve is more than needed, shouldn't the annual dues be reduced? Further, since the Association's only major asset is the grass airstrip, and much of the operating budget supports maintenance and upkeep of the airstrip, should consideration be given to a tiered approach to annual dues, with more paid by property owners who actually use the airstrip? The Board agreed to discuss these

issues, and to bring forward to the membership a proposal for alternatives to the current budget model and dues structure.

After the Treasurer's report and discussion, the proposed 2016 budget was approved by unanimous consent.

### **Neighbor Appreciation Day**

Mark Cheney asked for a show of hands whether there would be interest in having a combined picnic and Neighbor Appreciation plane rides event this year. There was considerable enthusiasm, with about half of attendees raising their hands. A planning committee will be formed and a date chosen in late July or early August for the 2016 event.

### **Mowing**

Mark Cheney summarized the Association experience with mowing of overgrown lots during 2015, which was a particularly dry year. After the Board received several complaints regarding overgrown lots in June, a community-wide survey was done and approximately 20 letters were sent to owners of overgrown lots to remind them of their responsibility to mow lots to reduce risk of wildfire and spread of noxious weeds. All owners complied except for two, whose lots were mowed in late July at Association expense and the owners billed. One bill was paid, and the other remains outstanding and will be added to annual dues. Overall, the community response was gratifying.

In discussion was noted that one local mower (Russ and Darleen Hannigan) will mow at no cost in exchange for harvesting the hay, but that there needs to be a single point of contact between the Association and the mower. The timing of mowing was discussed, and it was agreed that by mid-July the nesting cycles of local bird populations are complete, and with drying conditions, wildfire danger increases. For 2016, the Association's approach to this issue, as published on the BRFPOA website (<http://www.blueribbonfarmsassociation.com/mowing.shtml>), will remain the same.

### **New Business**

#### *Disaster Planning*

With recent publicity about the Cascadia Fault's risk of causing a major earthquake and tsunami, the value of having a community disaster plan was discussed. As an airport community with resident planes and pilots, Blue Ribbon Farms has resources that other groups in the area would not have to deal with transportation needs in the setting of disrupted roads and bridges. Since no disaster plan exists, volunteers were sought to lead this effort. Keri McIntyre and Denise Cheney volunteered to organize a group to create a plan.

### *Community Education Programs*

Rick Smith inquired regarding the interest in having resident Ken Balcomb give a presentation on Orca whales. Ken directs the whale research center on San Juan Island. A positive response was received; Rick will pursue this with Ken and find a time and place for such an educational program. If successful, it would serve as a model for other similar community events.

### *Board Terms*

Requests for potential new Board members were sent by e-mail and discussed at this meeting. Both Dan Masys as Secretary and Rick Smith as Treasurer have completed their terms, though Association Bylaws allow Board members to be re-elected annually. No new Board candidates were identified for 2016, and the current Board was re-elected. Transitions of the roles of Secretary and Treasurer will be discussed at the Board meeting following this Annual meeting, as prescribed in the Association Bylaws.

A motion made to conclude the meeting passed with unanimous consent and the meeting adjourned at 2:45 pm.