

Blue Ribbon Farms Property Owners Association Annual Meeting

February 4, 2017

Meeting Minutes

Board Members present:

Mark Cheney, chairman

Gunar Clem, Treasurer

Trisha Davis

Larry Keene

Rick Smith

Homeowners Present: 28 voting members and 42 Proxies for a total of 70. Quorum met.

The meeting was called to order by Board chairman Mark Cheney at 10:00 am.

The following items were discussed:

1. Review 2016 Minutes.

Motion carried unanimously to approve minutes.

2. President Report

All agreed that the Neighborhood Appreciation Day was a success with approximately 79 people in attendance and will plan to do again summer (August) 2017. A few runway updates were completed. Request made for everyone to please update email addresses.

3. Treasurer Report

To date, there are 138 owners and 175 lots, including a recent new lot owner from a week ago (the Wixsons on Buckhorn). Payment history of the association dues is good, but there are 5 owners that are delinquent for more than 2 years. For those in delinquency for a number of years, the Board has approved placing liens against those properties. The liens will be placed after March 31, when nonpayment of 2017 dues will become past

due. In addition the Board has approved a new late payment policy that consists of a onetime late fee of \$50 per year if the dues are not received by June 30.

Association reserves are holding steady using the current dues amount of \$50 per year. Major expenses are insurance and maintenance of the common area and these expenses are forecast to remain at about 2016 levels.

The proposed 2017 budget was voted on and approved."

4. New Business

1. Two Tier Assessment

Discussion held about reducing annual dues for property owners who do not use the shared asset (the airstrip). A small group of pilots currently voluntarily contribute shared common area (airstrip). If all pilots contribute approximately \$100 per year, a corresponding decrease in Association-wide dues could be implemented in subsequent years. After discussion, it was determined that the current HOA fee of \$50 is minimal that no changes were needed at this time.

2. Florence Peterson inquired about a time limit on the exterior of a new home.

Specifically, Florence was concerned about the existing home that was moved to the lot (74 Buckhorn). The owner is apparently living in a mobile trailer on the lot and there has not been any activity on the exterior home or lot for 1.5 years. The board will inquire into this.

3. Sally Kincaid asked if the board could accept donations for gas for airplane rides given at the Neighbor Appreciation Picnic. There were approximately 49 rides and 7 airplanes. Mark explained that the board could not accept monetary donations.

4. Pat Schoen requested that everyone please pick up after your pets.

5. Alice and Dunbar Susong submitted a letter of concerns (they could not attend the meeting). The main concern not previously addressed was regarding putting up a "Soft Shoulder" sign. The Susongs state that there has been some damage on their property that has required repair and are seeking reimbursement. The board has asked for details and receipts of the work completed.

6. Runway Repair

There has been some work completed, however; there is still work to be done. The west end needs dirt and reseeding.

7. Potholes

Due to the weather, increased traffic and general wear and tear, there are potholes noted on Maynard, Tyler View and Lands End. It was also stated by Larry Keene that there are potholes on side streets off Buckhorn. There was some discussion on whether to leave it up to owners on individual roads or collaborate for repairs.

8. Brent Morris asked if anyone has previously met with the county or Five Acres school regarding the current speed limit on Lotzgesell. There is concern that the speed limit is too high and should be reset. The board recommended anyone interested should get together and plan to meet with the city. The board asked to be notified if any action was planned.

9. Election of new board members

Laura Davis and Rachel May were unanimously voted in as new BRF Board Members.

Meeting Adjourned at 11:00.

For those who wished to stay, Denise Cheney gave a brief review on the current BRF Disaster plan.

Minutes respectfully submitted by Trisha Davis.