

**Blue Ribbon Farms Property Owners Association  
Board of Directors Meeting March 27, 2017  
Meeting Minutes**

Members present:

Mark Cheney, Chairman

Larry Keene, Vice Chairman and Airport Committee chair

Gunar Clem, Treasurer

Laura Davis, Secretary

Trisha Davis

Rachel May-Duerst

Rick Smith

Members absent: none

The meeting was called to order by Board chairman Mark Cheney at 4:00 pm.

*The following items were discussed:*

- 1) Review HOA meeting – Pleased with level of participation. Several items that came up for action during and following the annual meeting to be determined at today's meeting.
- 2) Drone use on runway – Will add previously agreed-upon wording to webpage under “Rules for use of the airstrip”.
- 3) House under construction on Kitchen-Dick Road – Jack Anderson is owner and trying to sell. The Board discussed and agreed on non-compliance wording and letter will be sent; future action to be determined by the response.
- 4) Dungeness Irrigation Group, use it or lose it letter – Mark and Rick attended the meeting. We are not in danger of losing our rights to use irrigation on the common Association property. We will document usage following guidance from the Dungeness Irrigation Group.
- 5) Solar power for runway sprinklers – The Association currently pays PUD the \$30 minimum charge per month for power. The \$550 cost for the system will break even in approximately 18 months. The Board approved unanimously this expenditure. Mark and Gunar will install.
- 6) Road speeds on Lotzgesell (private school) and Greywolf (speeding) – As stated at the annual meeting it is left to the members with the complaints to act on them. Petitions for change in speed limit and requests for enforcement and speed bumps were mentioned as possible courses of action.

7) Susong soft-shoulder sign – The request to install signage on Maynard Rd was denied. An explanatory letter will be sent to the Susongs.

8) Community communication – The Board discussed several possible ways to improve communication from the Board to members, as well as share concerns expressed by BRF Association members. The desirable methods are unclear at this point, however the Board has agreed to start with a periodic email update to include the activities of the Board, website postings, upcoming events, and community reminders. We are considering some re-organization to the Association website, perhaps including a members-only section.

9) 2017 Annual Picnic, Neighborhood Appreciation Day

The board has set date a tentative date for the summer picnic as July 16. This date will firm up after community-event calendars are checked for conflicts.

10) Future events – The board discussed the ongoing disaster preparedness activities. At the annual picnic, we will display boards explaining the community work toward disaster preparedness.

11) Treasurer's report and discussion –

- Review coverage from D & O. BOD Liability insurance – Better products are available at much less cost; we are waiting on 2 bids to come in.
- Liens – Discussed whether to put liens on delinquent accounts. These would cost \$74 per lien. The Board approved a threshold at two years delinquent.
- Status of dues collection and the process to collect outstanding dues.
- Late notice will be sent to 11 outstanding owners
- For information:
  - 2016 IRS 1120H tax form has been completed and mailed
  - 2017 real estate taxes have been paid
  - 2017 post office box fee has been paid