

**Blue Ribbon Farms Property Owners Association  
Board of Directors Meeting November 19, 2017  
Meeting Notes**

*Members:*

Mark Cheney, Chairman

Larry Keene, Vice Chairman and Airport Committee chair

Gunar Clem, Treasurer

Laura Davis, Secretary

Members-at-large: Rachel May-Duerst;

Rick Smith;

Janet Oja

The meeting was called to order by Board chairman Mark Cheney at 2:09 pm.

*The following items were discussed:*

**1) Treasurer's report and discussion**

The Treasurer reported an Association account balance of approximately \$36,000, which will hold steady at the current annual dues amount of \$50 per year per lot. Accessing two levels of dues, for pilots and non-pilots, was discussed anew; pilots continue to contribute additional amounts voluntarily. Considering that \$50 are modest dues for a Homeowners Association and the additional lawyer's fees for consultation regarding CCR compliance, the board decided to hold the dues for 2018 to the same levels. An invoice will go out to each owner with the announcement of the Association Annual Meeting.

**2) Disaster preparation and community events**

The Secretary brought two event proposals to the board for information and initial consideration. First, communications and technology seminars led by local resident-owners could include both disaster-preparedness communications and personal technology issues such as cyber-security. These related presentations could help further understanding of the community-based preparations for disaster and would take place next winter or spring. Second, possibly concurrent with the annual summer picnic, a poster session would give owners opportunity to share topics of interest to them with other community members; topics that have been recently suggested for community awareness include Dark Skies, Wildlife Hedgerows, Native Bees, or Discouraging Rats.

In regards to disaster preparation and Clallam County's Map Your Neighborhood program, some basic emergency tools and supplies for resident emergency-responders are needed at several neighborhood gathering sites throughout the community. Since this would benefit

the entire community, the Board requested that an itemization of supplies and their costs be submitted to the board for review and possible funding.

### **3) CCRs and the Association Annual Meeting**

The board discussed attorney Alan Millet's Opinion Letter regarding Covenants, Conditions and Restrictions compliance (CCR) issues and their enforcement, including the parking of recreational vehicles, architectural standards, airstrip setbacks and general easements along Association private roads. With the additional and ongoing research and clarity brought to the current Board, it will continue to pursue matters of non-compliance with individual property owners where appropriate. In some cases, it will be the responsibility of individual property owners to enforce the alleged covenant violations. Further, the Board is considering bringing a CCR amendment to the Association owners with the 2018 Annual Meeting. The annual meeting has been tentatively scheduled for February 10, 2018. More information will follow with the meeting announcement, in January.

The meeting adjourned at 3:23 pm.