

**Blue Ribbon Farms Property Owners Association**  
**Board of Directors Meeting January 28, 2018**  
**Meeting Notes**

*Members present:*

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 2:05 pm.

*The following items were discussed:*

**1) Upcoming annual meeting**

The Board planned the agenda and action items for the 2018 Annual Property Owners Association Meeting, scheduled for 10:00am on February 10, 2018.

**2) Irrigation water users reminders**

Three Board members attended the Dungeness Irrigation Group (DIG) annual meeting on January 20. DIG manages irrigation water and rights in our area. The Association supports the DIG line across our properties according to CCR Article V Section 7. Washington State regulates water rights; shares and rights will be lost if not beneficially used during the previous five years. If you have shares, refer to state regulations including RCW 90.14.180 and contact the Dungeness Irrigation Group if you have questions. In addition to paying your annual fee, documenting your beneficial use may be advisable to help show compliance with state law and the water users association Rules & Regulations.

**3) Speeding on Greywolf and Buckhorn**

Many residents have reported seeing vehicles on Greywolf and Buckhorn Roads exceeding the posted speed limit of 25 mph. According to the Clallam County Sheriff's office, since these are County roads, this is a law-enforcement issue. If they receive enough complaints they would have a Sheriff deputy come by for selective enforcement. It helps them to know the exact times and vehicles. The Board asks that you talk with your neighbors and guests about this, and report to the Sheriff's office as necessary.

<http://www.clallam.net/Sheriff/contact.html>

#### **4) Home businesses**

The Board reviewed the CCRs for issues pertaining to home businesses. Permissible activities are controlled by the Association insurance, Clallam County codes and CCR sections, including Article III Section 6 and Article V Section 2. Please write to the Board if you have any questions about what is permissible.

#### **5) CCR clarification by amendment**

The Board discussed and agreed to survey Owners following the February 10 annual meeting for their interest in further board attention and action to clarify the Association CCRs in regards to paint color for new construction and improvements.

CCR Article II Section 4 describes: "in order to preserve the natural beauty of the landscape, and the rural character of the area and promote visual harmony in building form and color, owners/builders are required to use non-reflective subdued natural colors."

Article II Section 7 and Article III Section 4 encourage "non-reflective earth tone colors for siding, trim and roofing" of aircraft hangars.

According to CCR Article VI Section 2b: "This Declaration may be amended at any annual meeting with lot owners voting in person, or by proxy, or by a vote by mail procedure if deemed by the Board of Directors to be more practical. With each method of voting, a two thirds (67%) approval vote of individual lot owners shall be required to adopt an amendment."

The meeting adjourned at 3:20 pm.