

Blue Ribbon Farms Property Owners Association

November 14, 2018

MEETING NOTES

Members:

Mark Cheney, Chairman

Gunar Clem, Treasurer

Laura Davis, Secretary

Members-at-large: Rachel May-Duerst; Rick Smith; Keri McIntyre

The meeting was called to order at 3:05 pm.

The following items were discussed:

Preliminary budget report for end 2018

Treasurer Gunar Clem presented a report of the current year's budget, expenditures to date, and those still expected prior to year end. While not all expenses have been paid, we expect to show a slight increase in the Association reserve account by the end of 2018. Items budgeted for 2018 likely to occur in 2019 include: disaster-preparedness presentation materials and neighborhood toolkits; legal fees for CC&R consultation and enforcement; and airstrip maintenance, irrigation improvements and repairs. The next annual homeowners meeting will be held at the Historic Dungeness Schoolhouse in February 2019 with rental fees of \$100. The Board discussed the current Owners dues and agreed to propose to Owners that the 2019 dues be maintained at \$50 per lot.

Disaster-preparedness seminar and workshop

Board Secretary Laura Davis and Keri McIntyre described the community workshop scheduled for Sunday, December 2, from 1–4pm. The primary presentation, "Camping in Your House" focuses on practical strategies for sheltering in place following a disaster. Breakout groups with our local neighbors will discuss participation and progress in the Map Your Neighborhood program. Additional focal discussion groups will be based on topics of interest including protocols for neighborhood communications and the role and operations of neighborhood care centers.

Our goals include: to increase personal preparedness; share emergency contact information; set up further disaster-planning meetings with neighbors; and encourage training and/or participation on a county Certified Emergency Response Team.

The board discussed logistical issues for the afternoon event.

Association website management

Former Board Secretary Dan Masys will be retiring from his position as Webmaster as of

the 2019 annual meeting of the Association. The website is moving to the WordPress environment. The Board considered the responsibilities and options for ongoing systems management and website content updates.

Annual Association meeting, February 9

The Board has rented the Historic Dungeness Schoolhouse for the Annual BRF Property Owners Association meeting, which will be held at 2pm on Saturday, February 9. Information will be mailed to Owners at the end of the year.

Pilots' insurance

Gunar Clem and Mark Cheney described to the Board the importance of requiring that pilots using our airstrip carry insurance that names the Association. Although Washington State law does not require pilots to carry any insurance, the Association's agent has stated that the norm for a fly-in community like ours is to require aircraft to be insured and that Blue Ribbon Farms Property Owners Association be named as an additional insured on the policy, which adds nothing to the cost. This adds a layer of protection to the community before the community insurance would come into play. Requiring aircraft to be insured has no effect on the cost of the Association's insurance.

The Board discussed the options for requiring pilot's insurance and action items to best protect the Association and its member Owners.

The meeting adjourned at 5:10 pm.