

Blue Ribbon Farms Property Owners Association
Board of Directors Meeting

2/2/2019 10 am

Those attending: Keri McIntyre, Janet Oja, Mark Cheney, Gunar Clem, Rachel May, Rick Smith

Agenda:

A. New Attorney and a good education

- a. Mark and Gunar met with our new attorney. His name is Greg Haffner with the Curran Law Firm in Kent Washington. He specializes in HOA work. They discussed insurance, commercial activity, and received a good education on what we can do as the BOD.
- b. BRFPOA Corporate is **level 1** insurance that insulates the members from individual liability. For this insulation to be in effect, it is essential that the POA acts like a Corporation. This includes holding an annual meeting, regular BOD meetings, and filing required state documents.
- c. The BOD has been elected to run the Corporation and has very broad powers to govern if not addressed specifically by the CCRS, via statelaw and via ART III sec 2a., BOD can adopt rules, regulations, policies, and definitions, levy penalties for non compliance.
- d. Insurance is **the second level** of protection that the POA has. The POA carries liability as a POA. Individual insurance does not affect the POA protection. The policies that aircraft owners carry are not part of the POA protection and adding the POA as an additional insured does not give us another layer of protection.
- e. From discussions with the lawyer and insurance agent, we can increase our level of protection by regulating who comes and goes.
- f. The only common property in the POA is the runway parcel.

B. Inviting friends to fly in for a visit:

- a. Any member can invite anyone to fly in for a visit. This does not include multiple landings or a "touch and go" on a nice day. If you have given anyone permission of this nature please rescind it and ensure they understand that WN29 is no longer open to such activity.
- b. If you have invited someone in without going over the airport rules with them, you as a homeowner in BRF are required to do so.

C. No commercial operations:

- a. We will be drafting letters using our attorney's guidance to ensure our protection from what is commonly referred to as commercial operations. Note that a BRF home used as a Bed and Breakfast is the greatest concern. An aircraft flying in as part of a B&B or short term rental operation falls outside our insurance. Thus no BRF owner can offer anything associated with the use of the runway as part of their B&B or short term rental.

- D. Board of Directors Meetings:
 - a. Owners are welcome to attend regular BOD meetings, but cannot participate. An open invite on the website would be good.

- E. Runway repair
 - a. Mark reviewed the summary of the engineering report. It is so wet we have to repair it. Repairs include crowning the runway itself and putting a curtain drain along 500' of the north side east end. We are getting quotes on the work that is needed.
 - b. Negligence or failing to act in a timely manner to repair the runway does have insurance ramifications and could possibly void our insurance coverage. We need to send out a letter to the septic owners who have drain fields near the area of concern. Each owner must show proof that their septic drain field has been inspected and is operating as it should.
 - c. Without airport insurance, any cost of a lawsuit would be born by the members of the POA which would mean a special assessment of \$6,100 per lot to start to get the level of protection that we are currently insured to.

- F. Proceeding with the curtain drain ASAP:
 - a. It was recommended and approved by the BOD to install the north curtain drain immediately using BOD authority, due to POA liability.

- G. Amending the budget
 - a. We need to go to the members to amend the budget once we get the accurate numbers to complete the project. A special assessment may be necessary. Estimate that to be in the \$50 range.

- H. Cliff Danger signs
 - a. Danger signs have been ordered for the west end of the runway along the cliff.

- I. Motions approved
 - a. Approved to have Ken Brown do the website.
 - b. Gunar to reimburse himself for the trip costs to the attorney.

- J. The enforcement protocol:
 - a. The protocol is: A letter is followed by a fine, then a lien on their property, then small claims court and then district court.

- K. The annual meeting
 - a. A handout will be created for disaster prep and the county meeting regarding the park expansion. Gunar will be in Arizona. Rick will assume the treasurer's responsibilities. Rachael will record the minutes.

- L. Meeting adjourned.