

**Blue Ribbon Farms Property Owners Association  
Annual Meeting February 15, 2020  
Minutes**

**Board Members Present:**

**Mark Cheney, Chairman  
Gunar Clem, Treasurer  
Rick Smith, Secretary  
Marilyn Mason  
Rachel May-Duerst**

**Board Member absent:**

**Keri McIntyre**

The annual Blue Ribbon Farms Property Owners Association (“BRFPOA” or “Association”) owner’s meeting was held in the Dungeness School House. We had 22 members signed in plus an additional 20 proxies. The Association By-Laws specify that a combination of 25% of the voting Owners and valid proxies constitute a quorum. The BRFPOA presently has 133 Owners on 173 lots. A quorum is 25%, which amounts to 33 Owners or proxies.

For this annual meeting, we had a total of 42 Members and Proxies providing a Valid Quorum

**Mark Cheney thanked everyone for attending and called the meeting to order at: 2:07 pm**

**The following topics were discussed:**

1. Introductions of new members: Alan Dualan introduced himself. He and his wife Joy are new owners of a lot along Tyler View.
2. Purpose of our meeting: Our Association is a non-profit corporation. As long as we act as a corporation, we are protected under its veil. Each of us is a member, simply by being a lot owner. We have to hold meetings, elect officers, and have minutes.
3. Runway Update
  - a. Ditch appears to be working
  - b. Massive part of \$24k project off the table
  - c. “new” soft spot west of the ditch in the low section
  - d. Asked Steve Robinson to get a group together and recommend course of action
  - e. Anticipate plugging, filling low spot, dethatching
  - f. John Cuny explained how Steve Robinson got stuck.
4. Dogs
  - a. Little black dog running around the west end of the runway
  - b. Call sheriff not 911
5. Tyler View Road Repair / Repaving
  - a. Gary Gordon provided an update on the Tyler View road repair. He was quite pleased with the contractor and how the overall project went. All residents paid their part.

6. Short Term Rentals: any rental where the lease is not one year. If you have one or know of one, please let us know. Our insurance prohibits renters of short term rentals from flying in and/or using the runway. If a renter was to fly in and have an accident, the insurance company would cover the accident. Following the accident, they would cancel our policy and we would become uninsurable.
7. Guests flying in: Other pilots may fly in as guests of BRF association members. They have to be invited by a resident. They must also be briefed on the operation of WN29 by a resident pilot. They need to be familiar with the airport and they must park on your lot. There is no transient parking for airplanes. There is no parking on or near the runway. Some residents have tiedowns that can be used by visiting planes. If a tiedown is needed, contact the Chairman.
8. Treasurer's Report
  - a. Gunar
    - i. According to the CC&Rs
    - ii. The proposal is for the dues for 2020 be \$50 per lot.
    - iii. Gary Gordon made a motion that the proposed dues be \$50.
    - iv. Motion was seconded and unanimously approved
  - b. Budget
    - i. Gunar reviewed the budget that had been sent out. He pointed out that we have an outside bookkeeper who maintains the books tracking all income and expenditures.
    - ii. Kris Gordon made the motion to accept the budget
    - iii. It was seconded.
    - iv. Unanimous approval of the budget
  - c. Runway fee for pilots
    - i. John Cuny asked if the pilots' fund is also being tracked
    - ii. Gunar said yes... the amount being \$100 per pilot with 11 pilots participating
    - iii. Question: how do you determine how much to charge pilots
    - iv. Mark: We were looking at spending potentially a huge amount of money last year, but that will not be needed. The annual assessment per pilot cannot be more than 4x the \$50 or \$200 per year. The minimum will be \$100 per year.
    - v. John Cuny explained some history on runway maintenance.
9. Lotzgesell/Kitchen Dick Curve and RV Park: Since Pat and Connie were not at the meeting, Janet gave an update from the group of home owners concerned about the Lotzgesell/Kitchen Dick curve and the planned RV parking lot just inside the Dungiess turn. Janet said that the plan was to do both projects at the same time. The overall plan also included other changes within the preserve. No time projection was given. The RV park is to be on the east end of the parking lot. There is someone from the park's board that comes to the meeting that the homeowners have. The petition that many of us signed at last year's meeting has been delivered to the proper county officials.
10. Email: If you didn't get notice of this meeting, you are not on the email list. If you want to get our emails, make certain you are on our list.
11. Chairman Mark: This will be his last year on the board. They will be moving to be with the grandkids. We need new people. Janet stepped down. Marilyn was approved last year. Last year we voted to extend the same board. Gary Gordon made the motion to extend the current board another year. Motion was seconded and passed. We are extending BOD year to year since we are over the standard 2 year term.
12. Repaving Maynard Road: Dunbar Susong was not at the meeting. He had provided a letter to Mark Cheney. One of his requests is to repave Maynard Road. Laura brought up this item on behalf of Dunbar. Dunbar had invested \$48 into cold patches to the road. It is standard practice for the association to reimburse home owners for their material investments on shared roads. Mark explained that Gary Gordon had stepped forward to manage the Tyler View repaving project.

Someone will need to step forward to do the same for any work done on Maynard Road. This is not a BOD responsibility. (note of 11/7/21: Gunar discovered in reviewing the lot line for the common property, the HOA may have some responsibility for the repaving of Maynard Rd in the area of the intersection. )

13. Water issues along Lotzgesell: There is no culvert that allows the water on one side of Lotzgesell to drain to the other side. Home owners have been trying to deal with the rising ponds for a couple years. A couple years ago the county said they would only do something if the water was impacting the asphalt road. Mark suggested that they call We-Dig-It and see if they can tunnel under Lotzgesell and provide a solution.
14. Commercial Activity on the runway: There was a question relating to commercial airplane activity on the runway. Mark has talked to the insurance company and the lawyers in the past about this issue. The insurance company sees all businesses in a similar light. Home businesses are allowed under the home enterprise section of the CC&Rs. They must be inside the home and cannot impact other residents. With regard to the Masons and other businesses using the runway, the lawyers agree that earlier Boards could have kept them from operating if those Boards had acted when they started up. Those Boards did not act. Now many years later Washington State Law may view it as if we abandoned that provision of the CCRs with respect to those businesses. We may not win a law suit trying to shut them down. John Cuny explained some of the old and new businesses on the airpark.
15. Minimum height on approach to the runway: What is the minimum height over homes across from the entrance to the Dungeness Recreation Area. One home owner across from the Dungeness entrance stated that they have had planes 30' over their house. Discussion followed. The height of each airplane is based on a safe approach angle to the runway. It varies from one plane to another. As explained by John Cuny, from the east end of the runway, that would be a 3%. Rick Smith pointed out that a pilot should not be that low that far from the runway. If they have someone coming through that low and fast, they may not be planes based at BRF. Get the color of the plane and their tail number and report them to the board.
16. Speed limit on Kitchen Dick: There was concern expressed about how we can get the speed limit on Kitchen Dick and that corner under control.
17. New Business: There was no new business.
18. Motion to adjourn: Meeting adjourned at 3:05 pm.