

## Blue Ribbon Farms Property Owners' Association

### Annual Meeting – November 13, 2021

1. Call to order at 3:00 pm
2. Rachel explained some of the things we needed to do using zoom.
3. The Chairman stated the **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.
4. **Quorum:** *The Association By-Laws specify that a combination of 25% of the voting Owners and valid proxies constitute a quorum. The BRFPOA presently has 136 Owners on 173 lots. A quorum is 25%, which amounts to 34 Owners. We have 31 participants at this moment in this presentation.*
5. *This is our first Zoom meeting. Normal rules may not be followed with regard to voting and Q&A.*
6. **Notification of the meeting was made by regular mail to 19 members and by email to the remaining members for whom we had email addresses.**
7. ***Introduction of new members was delayed to the end of the meeting***
8. **Current Board:** The Chairman brought up that there were 7 members on the board. There are times when it would be better to have more than 7 to train the new people who will be replacing the old.

Current Members of the Board of Directors for 2021 are

Rick Smith, Chairman

Mark Long, Vice Chair

Gunar Clem, Treasurer

Secretary – Open

Rachel May-Duerst

Keri McIntyre

Marilyn Mason

9. **Minutes of the 2020 annual meeting.** These minutes were read and are out on our BRF website. There was no motion or vote at that time.

### 10. Treasurer's report and 2022 budget

Proposed Blue Ribbon Farms Budget for 2022						
	2017	2018	2019	2020	2021	2022
	Actual	Actual	Actual	Actual	Actual	Proposed
<b>Income</b>						
Assessments - paid	8100	8400	8550	8500	8600	8650
Pilot Assess / Voluntary	320	350	2300	1200	1200	1200
Other-Interest/late fees	1778	3	1189	54	1439	3
<b>Total</b>	10198	8753	12039	9754	11239	9853
<b>Expenses</b>						
Insurance	2554	2644	2739	3067	3334	3500
Maintenance	2644	1051	1084	1606	58	1200
Runway Drainage			9807			
Legal	1189	30	1676	0	5320	4000
Taxes and filing fees	12	12	12	77	118	12
Annual meeting & picnic	323	633	627	51	0	300
Admin costs; PO Box, bookkeeper, web site, postage, printing	1027	390	612	686	622	650
<b>Total</b>	7749	4851	16,556	5486	9452	9662
<b>Income less Expenses</b>	2449	3902	-4517	4268	1787	191
1. Bank balance as of 10/07/2021: \$39,742						
2. Total delinquent amount as of 10/07/2021: \$ 300 [2 members]						
3. The Board is holding \$24,000 of the existing bank balance in reserve in case additional work needs to be done to the runway.						
4. This budget is based on using an annual assessment of \$50 per lot. This is the same assessment amount as has been used for the last 5 years.						

Gunar explained the numbers on this budget, were prepared November 6th. We had a large legal expenditure in 2021 associated with attorney fees and reducing our water bills from Cascadia. Gunar explained that a plus or minus in an annual budget either goes into or comes out of the reserves.

Assessments for next year will be \$50. A Motion was made to accept the budget and seconded. Budget was approved by unanimous vote of the 22 members on the Zoom call. 33 participants on the call.

The Chairman explained that we are looking for new board members who come onto the board knowing fully what it requires. Gunar explained what the job requires. Amber Diehl asked if there were written procedures and there are. We have an approximate 10% turnover of residents at Blue Ribbon which leads to 4 hours per week for the first 4 weeks and an hour a week the rest of the year.

We have 33 participants showing with 2 more on phones. We have a quorum as best we can tell.

John Cuny stated that he was also representing two other home owners, the Bagwells and the Warehams.

## **11. Election Committee**

The Chairman explained that the Bi-Laws require replacing two board members each year. There is supposed to be a committee that finds and recommends new members. Rick Smith, the Chairman, stated he will be retiring after this meeting. The current board has found new BRF property owners to fill the Secretary role and the vacancy from the retiring Chairman. The Board recommends the following members for the board in 2022:

- a. Mark Long, Chairman
- b. Drew Zacharias, Vice Chair
- c. Gunar Clem, Treasurer
- d. Dave Woodcock, Secretary
- e. Rachel May-Duerst
- f. Keri McIntyre
- g. Marilyn Mason

The Chairman is trying to bring the board replacement on a schedule that replaces two board member each year. The Chairman asked for a motion to approve the board for 2022. He explained that it has taken a while to put this 2022 group together. We would have three pilots on the 2022 board and 4 non-pilots. Lee McGraw moved that we approve the entire slate as a whole. Point of order: Jennie Peterson pointed out that we need to ask if there are any other nominations from the floor to be doing this correctly.

The Chairman asked if there was anyone else who would like to join the board. There were no volunteers. The Chairman brought up the idea of creating an additional group on the board of "Directors in Waiting". As a member of that group, it would allow people to see what they are getting into before they jump in with both feet.

There was unanimous approval of the 2022 board.

## **12. Airport Committee Meeting – June 6, 2021**

- The Blue Ribbon Farms Airstrip Committee meeting was held at Mark Long's hangar June 6th, 2021 at 1:00PM. Those present were Mark Long, John Cuny, Rick Smith, Van Lupo, Dave Woodcock, Jim Nichols, and Steve Robinson.
- We only have 10 active pilots

- The general condition and maintenance of the airstrip was discussed. The volunteer mowers were thanked. Watering the field has not begun due to favorable rains. A section of sprinklers is inoperative due to a bad solenoid that has been ordered.
- Our insurance provider suggested we would be better covered if we designated our taxiways. Mark Long and Rick Smith will work on that, keeping in mind suggestions of those at the meeting.
- Rite Brothers (PA Airport) provide a shuttle service. Two residents have expressed an interest. (It has yet to be approved by the Board.)
  - This would only be available for BRF Home Owners and their guests
  - Legal questions must be answered with regard to our CC&Rs (commercial activity)
  - Insurance is not an issue but it does impose an additional risk. This is a ‘fair weather service’ only.
  - Operational procedures need to be developed by Rite Brothers.
  - **Board Question:** Are other home owners interested in such a shuttle service to/from BRF to Boeing Field or the San Juans?
- A means of conveying field conditions to pilots coming to BRF should be provided and volunteers could be the contact point. A displaced threshold rather than Xs on the field was suggested for use in future when soft conditions occur. (there are issues with this – see page 18)
- The committee meeting adjourned at 2:45PM.

There were questions and discussion on this topic. Van Lupo asked what was the contribution of such a commercial operation to the maintenance of this airport? The Chairman responded it is similar to having one’s friends come visit. Visitors have never contributed to the maintenance of our runway. The Chairman pointed out that this is something that may happen twice a year. If any of this becomes an issue, it will become part of our discussion with Rite Brothers.

Jenny Peterson asked if this happens will this change what we pay for insurance. The Chairman said no. This has been clarified with our insurance company. Our insurance provider also provides insurance for Rite Brothers. Amber is concerned with the amount of new traffic. Dave Woodcock replied that that it would be a rare occurrence.

John Cuny stated that part of the reason for the runway is for the benefit of the whole HOA. People have asked Rite Brothers to ferry home owners from Boeing field to their home. In the 25 years he has been here, he doubts you will see more than 5-10 ‘movements’, but it is a convenience that needs to be addressed by the board so we can answer those home owners who would use the service.

The Chairman asked for a vote/pole to determine if anyone would be interested in such a shuttle service. The result was 11/24 yes and 13/24 no regarding the shuttle.

### 13. Curve Modification Plans

The project is currently fully funded and we are hoping that engineering can begin in 2022 with construction in 2023 or 2024. There was discussion relating to forming a committee to follow this project and provide feedback to the county.



The Chairman pointed out that Ranger John at the county park had said there were no new plans for the park's changes and expansions. The plans on their Dunginess web site are current.

### 14. Runway Update – soft areas in the winter

The condition of the runway when it is wet was discussed. Last winter there were soft spots on the east end adjacent to the windsock. There are no plans to tear up and runway or spend more money on this. With the guidance of our insurance broker, we will be placing "X's" on the east end of the runway to show that section is closed. We will also be placing a permanent NODAM on the FAA site stating following rains the runway may have soft areas. Land at your own risk. This wans pilots and removes all BRF liability.

#### **15. Cascadia Water System**

- Vicki Colburn was the point person for the 6 months we worked to reduce the new water rates proposed by Cascadia.
- Vicki is still at it... and is asking Cascadia for a maintenance schedule, repair info, emergency ops plan and status on our new generator.
- Trying to work on a polite professional relationship with Culley Lehman.
- The DOH says the info we are seeking should be on file with them
- Users have the right to ask questions and get answers
- Not sure there is much else we can do
- No real work has been done on our system;
- Monterra contact does not respond to emails asking for an update on the metering,

#### **16. Short Term Rentals / Vacation Rentals**

The Board wrote a policy to address the issues we have had with home rentals within BRF. It is posted on the web site.

#### **17. 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 Mark Long..

#### **18. New Business**

##### **a. The Red Biplane**

Mike Mason is listening to our residents and home owners in neighboring communities. They have reduced the RPM on takeoff making it quieter. They use a lower power setting while in the pattern. Aerobatics are in an FAA approved aerobatic box offshore. Mike is trying to expand that box down the spit and further offshore which would reduce the noise when it is in the air.

##### **b. Internet website and email**

The Chairman asked if anyone was interested in building and maintaining our web site. The current site was built using HTML. We have also looked into Google Groups as an alternative to Chimpmail.

Amber Diehl expressed an interest. The Chairman will follow up with a call to Amber.

**c. CC&R Article III, Section 2, d :** (CC&Rs are on the web site)

1. "The use of the airstrip for commercial purposes is not permitted.
2. Requires attorney's opinion on a few different commercial activities
3. It is tabled for now, to be addressed by February 5, 2022 annual meeting

**19. Annual Meeting for 2022**

- Saturday, February 5, 2022, 3 pm Our Bi-Laws state it is to be the first Saturday of February. The actual date has yet to be determined based on the availability of the Schoolhouse and Covid. The other option would be a Zoom meeting.

***20. Motion to adjourn by Rachel. Seconded.. Adjourned***

**New Members**

- Steve LKessler
- Drew Zacharias
- Amber Diehl
- Kathlene Magera
- Lee and Van McGraw

**Open Mic – Questions and Answers**

Pat and Connie voted for an in-person meeting at the schoolhouse. They miss the in-person contact. This is the reason to explore a hybrid version of a zoom meeting...where we can have both.

**The Curve:** Gregory asked about turning the corner of Lotzgezell and Maynard into a 3 way stop. Gunar pointed out that everything on the map has been done. This has been on the plan since 1980. John Cuny said that in ~2000 there was a group against it. So it might still be on the table if you want to approach them. If you want please contact Rachel on the board.

**Commercial Activities** - "The use of the airstrip for commercial purposes is not permitted.

Amber Diehl pointed out that if it is commercial how does that change everyone's liability. Van Lupo suggested that commercial activities involve passengers. Picking up and dropping off passengers. Opens up the door to other things like being ADA compliant?

Keri McIntyre reminded that you can have a business as long as it doesn't impact your neighbors. There is a CC&R that states you cannot have a bunch of cars parked outside... no outward appearance to your neighbors.

Kathleen Magera is concerned can they name the HOA in a lawsuit. Did we lose the right to react because the previous boards did not react? The Chairman said that was something that needed to be determined by the attorney. If the board doesn't do anything about a violation of the CC&Rs, property owners can.

Mark Long (2022 Chairman) stated that a group could be formed to look into all of these issues. I think there are 10-12 different possibilities of commercial activities where we need to get an attorney's opinion on each.

Keri could organize the committee. We could find out how many are concerned. Rachel asked if Gary Gordon would like to be part of Keri's group and he said he would.

Keri and Rachel will talk later on how to put this together.

John Cuny pointed out that BRF is a very hot piece of property from a realtor's perspective. John has enjoyed living here for 25 years.

Pat pointed out that she is trying to get the ladies group up and going by Christmas. Through Rachel or Sally...or Call Pat at 682-1185 and let her know Her address is 466 Greywolf.

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