

Meeting Minutes: 8/5/22

Meeting Commenced at 8:30am

In attendance: BOD: Mark Long, Drew Z., Gunar C. Keri M., Rachel M., Marilyn M.

BRF HOA: John Cuny, Bob McCorie, Mike Mason, Corby Somerville

John Cuny requested five minutes of the meeting and discussed the history of BRF, how it was rural land. Cuny proceeded to speak in defense of Mason. Cuny stated that the Mason property "is on a public taxiway." Cuny argued that Corby's concern (insurance and liability) "holds no water." Cuny stated, "we have adequate insurance." Cuny shared that the neighborhood was developed around the airstrip. Cuny mentioned some other areas needing attention: Trash, outside storage, trailer living. Cuny remarked, "Mason has cars—others have stuff." Cuny shared there have been two fires at BRF, "one on Buckhorn burnt down a building in 2008. A worse fire was in 05-06 when a field caught on fire on Maynard Road/Tyler View. Seven to eight fire trucks responded. Grass fires are dangerous...need to be mowed by the middle of July."

Mark responded: "There are lots with high grass. We are addressing the high grass lots issues." Mark continued to discuss neighborhood signage. It is less expensive than expected. There needs to be a sign on Land's End to the effect of "no turn around" or "dead end". We're going to get 10 signs for the cliff. Homeowner's will need to put them up. Signs to designate run-way as well.

Cuny suggested the signs read: "unstable" or "danger" or "private roads"

The signs will cost about \$600 in total. We should seek metal signs with metal posts.

Discussed the Lotzgesell/Kitchen-Dick curve. Cuny suggested gathering all letters with documentation and dates and call for a meeting to discuss findings and steps forward.

Mark then discussed some general points of neighborhood interest and then addressed Mike & Marilyn directly. He shared, "There may be misunderstanding. We're not against you or your family or your business."

MM responded, repeatedly and more and more in an aggressive manner, each time Mark spoke, "The evidence says otherwise."

Mark responded, "The amended filing asks you to bring your business into compliance with the CC&R's. I'm not going to negotiate. It's not what you think it is. We don't understand why there's not been more negotiations. What do you think we don't understand?"

MM responded, "You don't understand our lawfully"...(paraphrasing) conducted business is being attacked. "Your board has sent a letter to the FAA to shut us down."

Mark replied, "We asked if your business is legally operating."

MM: "A board member went to the other airstrip..." Paraphrasing, I saw an email about looking at how many hours I could fly on my previous acrobatic box. It stated there was a 20 hour a month time allotment. This is false. Anyway, "we do about 12 minutes a day." (An aside, that email was sent from one BOD member to the other BOD members in confidence. How did it reach MM's hands?)

Corby: There's "no mention in Mason's letter about insurance to cover their business." Corby then asked Mike directly, "Do you have insurance?" To which Cuny immediately responded by saying it was no one's business if MM has insurance or not.

Mike asked if he could make a motion. He then asked Marilyn to do so. Marilyn stated, "I make a motion to drop the lawsuit."

Mark responded, "We cannot hold that vote unless it's in executive session."

Corby: "Motion has failed because there has not been a second."

Drew: The "main point of the meeting—Can we talk to you and sit down like neighbors and talk?" It was then mentioned that there's no point in taking a vote at this time. It might have to include the entire HOA to reach a decision.

MikeM: "What do you even stand to gain other than a smug satisfaction of suing us?"

Mark: "If we can sit down and negotiate..."

Drew: "We've lost track...we need to set some ground rules."

Cuny: "BRF is seriously suffering form a lack of middle ground." Cuny proposed a non-board group to report to the board about neighbors feelings.

At this point, MikeM seemed to become very agitated. He leaned forward in his chair, pointed towards two female BOD members raised his voice and loudly proclaimed, "**I HATE YOU TWO**" as he stared them. He more softly stated, "and the four that voted against me." He continued his tirade, "**...considering that money has been stolen from my family.**" Mike then went on to say, "**when people get mugged, people get violent.**"

Drew intervened and stated, "I think we should end this here. There's a better way."

MikeM responded: "I apologize, BUT..." and then when onto explain that he was being "honest" about his feelings.

Rachel then privately shared a written note to both Keri and Drew: "I'm shaking after this threat." Rachel lifted her arm to show her trembling hand.

Cuny began to discuss how this community used to be more neighborly and that we neighbors must work better to get along. Keri responded to Cuny to ask if the email letter he wrote to another BRF member was in the spirit of community. Cuny asked her to read the email but she was unable to locate it quickly. Cuny then asked if the email he sent privately to another BRF member could be submitted into the minutes. His email is as follows: Dated 7/29/22

John here. Things are getting very depressing for the few here that think this board is out of control. Power, abuse, and running up excessive legal fees. I need to get some help from you on the feeling of how to stop this waste. I have over 19 proxies to try and derail this board. The Chairman and Vice Chairman have concluded that the original needs have been met. They live next to the wing walking home and feel also that they have complied but are finding resistance from the other 4 board members. Not sure how to proceed. I have written a letter to the board about our concerns and have had little feedback. I think we have a good chance of spending all the money in the reserves and continue to go no where with a final agreement that might be

acceptable to the few board members. Therefore bankrupting the association and requiring a large one time assessment to replenish the funds to run this association. We have had low fees for over twenty year's because we used common sense and tight purse strings. Now this board is driving us off a cliff.

John Cuny

Sent from my iPad

Mark was next asked to read the four page letter recently sent out to the BRF members aloud.

Rachel then confronted MikeM and shared how his violent outburst affected her rights to be at peace when attending a board meeting. Rachel called his actions "abusive" to which Mike verbally objected, but Rachel reminded him of his threat to be violent.

Keri asked how does Mike know that 4 voted against him? How did he get that information?

Meeting adjourned at 9:30am.