

As many of you are aware, the past month has been a hectic one for the members of the Blue Ribbon Farms Board of Directors. Most significant has been our involvement in the legal action brought by the Property Owners Association against the Mason Wing Walking Academy. This has not been, by any means, an enjoyable task.

In any case, on October 3rd, Superior Court Judge Lauren Erickson rendered an opinion in favor of the Blue Ribbon Farms Board of Directors (BRF BOD vs Mason Wing Walking Academy). Our request for a summary judgment by the court, basically resulted in a ruling that MWWA:

1. may not use the BRF airstrip for business purposes
2. may not use their hangar for the purpose of training wing walking students and
3. must pay all BRF legal expenses resulting from this case

This written opinion by the Judge must now be made into a formal ruling. To do so, a document produced by BRF's attorney, Judy Endejan, is submitted to Judge Erickson. This document will contain (among other things) details regarding matters of legal and other expenses incurred by BRF. Our attorney shall submit this document to the Court probably around the first of November.

As many suspected, our legal expenses exceeded the \$20,000 budget approved at the June Property Owner's meeting. Rather than affix a special assessment to all property owners to cover the additional costs, several Board members, along with many home owners volunteered to help cover the legal fees required to get our request for Summary Judgment before a judge. This was done with the expectation that these homeowners would be reimbursed at a later date. The Board would like to express our thanks to all those who graciously supported our work and legal expenses

At the June annual meeting we formed a committee to look for a management firm to help with day-to-day business of the association. This would greatly reduce the burden on the treasurer's position, take over the task of managing our website, emails, printed mail-outs and help in the review and possible updating of our CC&Rs. We will be bringing our recommendations to the annual meeting.

Several issues have arisen regarding access and setbacks to the runway. The Airport Committee is expected to meet in the near future to discuss issues surrounding the 120-foot setback requirement for all homes bordering the runway. A clear understanding of what is and what is not allowed in this setback is required. Another important issue to be discussed, is the gradual obstruction of access to the runway by mailboxes, trees, and permanent structures. In some cases, these impediments appear to have been placed specifically to obstruct access. The value of property has been adversely affected by this situation. This was never the original, founding plan for this community.

The Board of Directors and the Blue Ribbon Farms Property Owners Association has been a positive force in our neighborhood. We've seen work to reduce water rate hikes, reminders and

when needed action taken to cut back brush. Thanks to volunteers work to keep our association going we've kept our dues very low. Without active volunteers we will need to hire a management firm or other help to run the corporation and dues would need to rise.

The current Board members have devoted a large amount of their time to resolve some difficult situations that have arisen over the last year. We think it would be smart to get some new faces on the Board. We're asking homeowners (especially those who have not already served) to step up and consider taking positions on the Board of Directors. A nominating committee will begin the task of providing the Board with a list of candidates that will eventually take over several Board positions. Gunar Clem, who has diligently worked over the years as our Treasurer, has resigned as of 12/1/2022. My new job responsibilities make it necessary for me to move on. Drew Zacharias is also ready for someone to take up his position. We do want to assure you that we will not leave our positions in such a way that our departure will leave any current issues unresolved for the new, incoming Board members.

Please remember that the BRF website has links to the most current legal information and will have updated announcements concerning future BOD meetings.

Mark Long