

Blue Ribbon Farms Property Owners Association Board of Directors Meeting Nov. 1, 2022

The meeting was held at Mark Long's hangar and on Zoom.

Board members present in person: Mark Long, Drew Zacharias, Gunar Clem, and Marilyn Mason. Zoom: Rachel May, Keri McIntyre, Dave Woodcock

Association members present: Corby Somerville, Jeanne Martin, Pat Schoen

With a Board quorum present Mark called the meeting to order at 5:04 pm.

Mark called for any additions or corrections to the last meetings minutes. With no corrections Mark moved to accept as written, seconded by Gunar, approved.

Old Business:

1. MWWA court action – the Summary Judgement has been presented to the POA and the Injunction papers should be signed this week. No other items to discuss relevant to this.
2. Treasurers position. Gunar will be discussing this further in the meeting.
3. New nominating committee – Due to inaction and the conflict of interest with the Masons, Mark made a motion to dissolve the old committee and form a new one. Keri seconded, passed. (Marilyn M. abstained)

Old / New Business:

1. New nominating committee – Mark proposed a motion for a new committee made up of Rachal May (Committee chair), Corby Somerville, Pat Schoen, and Keri McIntyre. Dave seconded, passed.
2. Due to the current Covid situation and/or for future medical or travel issues, Mark made a motion to put in the record that Zoom attendance is considered a valid way to attend a Board meeting. Approved by the Board.
3. Annual meeting plan. Mark proposed to set the date of the meeting to Saturday, February 4. He will make the meeting place arrangements. The meeting announcement needs to be mailed out between December 7 and January 20. Regarding the annual meeting, Gunar added that the Board must come up with a recommendation to the membership as to what the new assessment will be. That recommended amount must then be voted on and approved at the annual meeting. The dues run from March 1 to Feb 28 of the following year. New invoices will have to be produced after the all-member meeting and then sent out by March 1. (In recent years this annual assessment was consistent at \$50.) With the changes being considered to hiring a bookkeeper and budgeting for common area maintenance and possible future legal expenses Gunar recommends waiting until late December to finalize the 2023 budget.
4. Keri asked about possibly switching the annual meeting to the summer to accommodate snowbirds. The date is specified under Article V, section 1 of the By-

Laws. The By-Laws could be amended by a simple majority vote of the members entitled to vote per Article VII, section 2 since this change would not have any effect on the CC&Rs as written. This may be a consideration to propose at the annual meeting. (Secretary note – there could be as many folks gone in the summer with vacation plans so changing this may not gain anything).

5. Corby brought a couple items to the floor for discussion. He emphasized the need for a good slate of new board members. He mentioned that he and Jeanne have some thoughts to consider for our accounting in lieu of the Management Trustee service option.
6. Pat spoke regarding her position on the nominating committee and their progress to date. They have compiled an initial list of contacts and plan to send out emails to make arrangements to speak in person. They need to have us board members willing to spend some time and review the individual position with them. All Board members are willing to help with that.
7. Marilyn was asked that due to her conflict of interest with regard to their violations of the CC&Rs and current court action, to submit her resignation from the Board of Directors. She declined to do that. With that being her decision, details of these actions will be brought before the membership at the annual meeting and her removal from the Board will be for a voted on per Article VI, Section 6 of the Bylaws.
8. Keri and Rachel confirmed that they will remain on the Board to provide continuity.
9. Jeanne Martin (CPA and previous BFR Treasurer) discussed her contacts with bookkeepers involved with property management and associations. She has spoken with Mary Bennett CPA who will give us a recommendation or proposal by Nov. 11. Our current bookkeeper Kathleen Temple, who was done BRF bookkeeping for many years does not want to take on a management role. Ideally, we need to find someone to work with her in a management role. No discussion was made about the Management Trustee service except it is expensive for our needs.
10. Re: annual meeting date – Mark made a motion to accept the February 4 date as specified in the Bylaws, Gunar seconded, passed with one no vote.
11. Rachel discussed the need to get the Zoom account in our name. It runs \$200 / yr. this is important to have for future meetings including the annual meeting. The Treasurer needs a credit card for this as well as for getting our website completed. Amber, who volunteered to take over the website, has been at a standstill waiting for this. Mark volunteered to ask the bank for a debit or credit card.

New Business:

1. Drew presented minutes he compiled from the Airport Committee meeting on October 20. A copy of minutes is attached.
2. Mark mentioned the possibility of new east end lots possibly being available for hangars or tiedowns after the road work is done. No time frame was mentioned.
3. A new meeting will need to be called to finalize the 2023 budget.
4. A board meeting will need to be called prior to months end to finalize plans for the Treasurers position and review nominating committee results. Mark will check his schedule.
5. There was no immediate business requiring a break to convene an executive session.

Gunar moved to adjourn the meeting, Mark seconded, passed. Adjourned at 6:20pm

David Woodcock, Secretary