

Blue Ribbon Farms Property Owners Association Board of Directors Meeting Dec. 28, 2022

The meeting was held in Mark Long's hangar and on conference call.

Board members present: Mark Long, Drew Zacharias, Dave Woodcock, Carmen Lynaugh, Rachel May and Keri McIntyre via phone.

Association members present: Gunar Clem, Jim and Natasha Nichols, John Cuny, Corby Somerville, Gary Gordon, Andy Baritelle, Josh Duerst and Paul Allsing via phone.

President Mark Long called the meeting to order with a quorum present at 1:06 pm.

Minutes of the last meeting – Minutes had been previously distributed, so the reading of the minutes was tabled. Rachel moved to approve the minutes, seconded by Drew, approved.

Treasurer Report:

Carmen Lynaugh has replaced Gunar Clem who retired from the Board as of December 1 and volunteered to take over the position of Treasurer. Gunar has been assisting in the transition and made the report. Our current balance in checking is \$13,008. In actual BRF funds we have approximately \$1200, with the balance being moneys from owners loaned to the Association for legal expenses. Depending on the status of the Mason appeal in progress, future legal expenses could possibly go as high as \$30,000. A dues increase is needed since the \$50 / yr dues have been in place for 8-10 years. An assessment is also recommended. Discussion of the budget will proceed during the closed executive session to follow, and this will be presented for a vote at the Feb. 4, 2023, annual meeting. (Secretaries note: *This has been changed to Feb. 11, 2023, due to the room being unavailable*).

Committee Reports

Nominating Committee:

1. Our new Treasurer Carmen discussed the plan she has reviewed for bookkeeping and accounting. She met with Kathleen Temple who has been doing the bookkeeping for several years and is very comfortable with the services she provides and recommends continuing with her.
2. Discussion followed on easing the current load on the Treasurers position. Over the years Gunar had assumed the membership records and other duties of the Association which should be assumed by the Secretary in addition to serving notice of meetings, mailouts, etc.
3. Mark moved to have the Secretary position assume the duties as prescribed in the Bylaws Article IV, Section 4. Seconded by Carmen, approved. Discussion followed by Corby who had presented the Secretarial position to next years incoming Board member Natasha Nichols as more of a recording secretary as Dave had assumed the position. Natasha and Dave will work together next year to share the load out to the at-large positions.

4. The status of the current Board members for continuing into 2023 was discussed. Marilyn Mason will be removed from the board due to their lawsuit that is still underway and her conflict of interest. Mark Long and Drew Zacharias have offered to continue in their positions at least until the current Mason legal action is settled. Natasha Nichols has offered to come on replacing Marilyn and assume the secretarial position. Dave Woodcock will take an at-large position and Rachel May and Keri McIntyre wish to remain on the board as well in their current positions.
5. Unrelated to this, Keri discussed moving the annual meeting to the summer months and made a motion for this. There was no second. This can be discussed at a future time by the Board.

Airport Committee:

1. John Cuny led the discussion and reported on the placement of taxiway and bluff access signs. These were put in place by a group of owners under John's guidance and with a budget of approximately \$600. The signs also included lowering the speed limit on Maynard, Tyler View and Lands End to **10 mph** pending the future use of these roads for their intended dual role as an aircraft taxiway.
2. John and Andy discussed the plans under way to reposition mailboxes along these three streets that impact the future movement of aircraft. All these lots have runway access and the development of locations for community mail will certainly increase their value.
3. Discussion followed on the current County plan to reconfigure the curve in the road from Kitchen-Dick to Lotzgesell and its impact on the lots along it. Rachel reported that she had called the county today and spoke to David Bibler who is the engineer working on the road curve. She reported discussing a few items with him concerning the change to the curve, one of which was the fact that exiting their driveway is a concern if the speed limit is not reduced to 35 mph or less. He stated that **the road is being designed for 50 mph** and it will be safe for that regardless of the concerns she raised. She asked if alternatives, such as a roundabout, had been discussed and he shared that the county has not considered a roundabout for this curve. He shared that the curve has been planned since the 1980's when there were only two homes in the area. We discussed how the current landscape is densely filled with homes and pedestrian traffic and that such a fast road could lead to unsafe conditions for walkers. Mr. Bebler informed her that the road is viewed as a "main artery" for Clallam County traffic, as it leads to the park. She asked when the plans are to be finalized and he said they are supposed to be done before he retires in two months, but that is unlikely since he will be passing the project on to a new engineer. He did not have the name of the new engineer yet but said she could contact Joe Donisi who is the Director of Public Works to discuss further. She reported asking what the process would be to have a speed limit reduced and he said we would need to contact Jason O'Dell who is an engineer with the department, and he typically addresses these sorts of concerns with the board **once a year**. Rachel feels we should propose a 35 mph limit starting from Buckhorn to Holgerson over near Five Acre School as this entire corridor has a lot of residential

and safety concerns if they leave the speed limit at the current 50 mph plan. With vehicles currently exceeding the current lower speed limit this higher speed limit should be a safety concern to all. It appears from discussions with the County that this change has already received a substantial amount of Federal funding. Mark proposed a committee be formed to further address the safety impact of this road change on local residents with the County. Rachel offered to chair the committee. Anyone interested in contributing time and energy in our efforts to help slow the curve, please contact Rachel at brf.hoa.member1@gmail.com

With the items of Old Business having been addressed in the previous discussions, Mark called for adjournment to move into Executive session at 2:50pm.

Board Meeting reconvened at 3:17 pm.

All Board members were still present as before. In addition, Jim and Natasha Nichols were present and Paul Allsing via phone.

The budget to be presented was reported and discussed.

Rachel and Drew reported on criminal activity in our area. It was suggested that a possible Neighborhood Watch be implemented.

With no further business the meeting was adjourned at 3:25 pm.

David Woodcock, Secretary