

Blue Ribbon Farms Property Owners Association Board of Directors Meeting January 9, 2023

The meeting was held in Mark Long's hangar and on phone / zoom call.

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

Association member present: Paul Allsing via phone / Zoom.

President Mark Long called the meeting to order with a quorum present at 4:18 pm. Mark reviewed the meeting agenda:

1. Approve the annual meeting date, time and place.
2. Approve the budget.
3. Approve the special assessment.

Mark reported that the Dungeness School House has been reserved for February 11 at 2:00 pm. He made the motion to approve this, seconded by Carmen, and approved by all.

2023 Budget:

There was no change from the \$100 per lot annual dues voted on at the last Executive Session. This will be proposed to the membership for a vote at the annual meeting.

Assessment:

The \$200 per member assessment proposed at the Executive Session was contrary to the CC&Rs. The assessment needs to be on a per owned lot basis. Discussion followed. Keri moved to propose \$185 per lot as perhaps more palatable to members. Rachel seconded. The vote was three in favor, four voting to keep the assessment at \$200 per lot. Motion defeated and the \$200 per lot will be presented to the membership. *(Secretary note: \$0.56/day, \$16.67/month. \$25/month total for dues and assessment is extremely low for any HOA)*

Other Business:

Keri sent out a PDF of a letter she had crafted to send to the County Commissioners and Road Departments concerning the realignment of the Kitchen-Dick Rd to Lotzgesell Rd curve to be signed by the Board. Discussion followed. With input from Mark and Carmen it was felt that the committee formed at the last Board meeting should work together to rewrite the letter to submit. Rachel as committee chair moved to redo the letter with Carmen providing her expertise in county governments. Seconded by Keri, approved.

Nominating Committee:

Paul Allsing spoke and offered his service to come on the Board in an "At Large" position. Discussion followed on the need to keep the current officers in place at least through the spring to bring the legal action with Masons to a close and the fact that Natasha Nichols has previously volunteered to come on the Board and assume the Secretary position. The Board will certainly welcome Paul onto the BOD in the future.

Mark proposed sending the Invitation to the Annual Meeting with the proxy form, the Presidents letter, and the Budget proposal by weeks end. He will send out email copies to review in the next couple days. The final email copy will be posted and paper copies mailed out.

Meeting was adjourned at 4:55 pm to move to Executive Session.

Meeting was reconvened at 5:20 pm.

Discussion followed on the possible change of the annual meeting time to the summer (June). Keri suggested that this be brought up for a straw vote to judge the interest of the POA in a date change. This can be further addressed later this year at Board meetings.

With no further business the meeting was adjourned at 5:35 pm.

David Woodcock, Secretary