

## 2023 Chairman's Letter

Once again, it's time for our Blue Ribbon Farms annual HOA meeting. As many of you are aware, much has transpired over the past six months. With the COVID restrictions (for the most part) over, we will once again be utilizing the old schoolhouse, for an in-person meeting. It will be held on February 11 at 2:00PM. Although we hope to actively promote in person attendance, for those not able to be physically present, Zoom will be available. Please make sure that, if you so desire, your proxy is given to an individual planning on being in attendance. Please note that it WILL NOT be possible to vote if using Zoom.

Most of us chose to live within Blue Ribbon Farms because of its beautiful and somewhat unique character. It represents some of the most desirable (and valuable) real estate within Clallam County. Our ability to both enjoy the Blue Ribbon Farms environment as well as protect the value of our investments is done mainly through the continued enforcement of the CC&R's and By-Laws. This responsibility is given your Board of Directors. In the past, a significant number of violations, from minor to major, have been allowed to continue. Most of you are aware of an effort to deal with a single case that has taken a great deal of the Board's time and Association's funds. While our attention has (of necessity) been focused on the action having to do with the Mason Wing Walking Academy, we have been continually made aware of many other violations to the POA rules. These range from large shipping containers and travel trailers left on construction sites for years to abandoned vehicles and derelict equipment left in plain sight. To be clear, no one wants an intrusive, oppressive Board. That being said, the Board will now begin to seek to address, with a limited number of property owners, the worst of these violations. Our hope is to get an amicable agreement with the property owner in such a way as to not require the time and money necessitated by the previously mentioned MWWA action.

This past year, the Board, acting on the clear direction of those HOA members in attendance at our last annual meeting, sought to protect the neighborhood from violations resulting in traffic, parking, and noise from customers visiting an obvious business venture within the BRF community. Of greater concern was that the airstrip saw heavy, commercial use by this business, resulting in a significant threat of liability to the entire BRF HOA. As the business grew, so did all the associated problems. Upon successful completion of the court case, we were faced with some expensive legal fees. To reiterate, this case was won in every respect. Although all legal expenses were awarded us, we have not yet received these awarded fees from the Masons. As expected, the Mason's have since filed an appeal. It appears that they may represent themselves, without counsel. We fully expect to win this appeal and be awarded all additional future legal fees. However, our past legal expenses have not yet been fully paid. Additionally, collection of awarded fees as well as countering the Appeal add to our current legal expenses. The Appeals Court has provided a schedule for filings in the case, which indicates that these filings may extend into mid-summer of 2023.

Meanwhile, it comes as no surprise that the Association's budget has come close to being drained. As a stop-gap measure, concerned BRF members have loaned the association \$12,550 to get us through the year. After examining the facts, uncertainties and projected legal expenses, the Board has determined that a Special Assessment will be necessary. Additionally, a long overdue increase of the annual dues will also be required. We have enjoyed \$50/year dues for almost a decade. Cost of living, over this period, has increased dramatically. On the back of this page, three different budgets are shown. Each is based upon a different assessment and annual dues amount. Another major consideration is the receipt/non-receipt of the awarded legal fees. Lastly, we are carrying a \$12,550 loan debt. The balance in our BRF HOA accounts has been between \$35 and \$40K over the last five years. The bottom line is that the Board will be asking for revised annual dues of \$100 for non-pilots and \$150 for pilots. We will also be asking for a special assessment of \$200.

My expectation is that the current financial situation and violations will be resolved soon. The Board is anxious to interact with the Property Owners Association members and open a continuous dialog to find new ways to serve the community and to potentially make Blue Ribbon Farms an even better place to live.

Mark Long, Chairman