

Minutes
Meeting of the
Blue Ribbon Farms Airport Committee
May 2, 2023
1 p.m.
Mark Long's Hangar

John Cuny, chair of the committee, called the meeting to order at 1:02p.m. Present were Blue Ribbon Farms Board members Mark Long, Andre Baritelle, Carmen Lynaugh, Andrew Zacharias and Natasha Merkuloff Nichols. A quorum of the Board was present. Additionally, also in attendance were Mr. Cuny, Dunbar Susong, Alice Susong, Rick Smith, Corby Somerville, Gary Gordon, Jim Nichols and Bob Bagwell.

1. Spring Flying”

- a. The group discussed what was needed to perform maintenance on the windsocks. A group of volunteers is gathering; Mr. Cuny will coordinate.
- b. A discussion ensued about mowing the runway. Most of the pilots mow the runway. There is no current schedule, but some discussion occurred about whether a fixed schedule is needed. Mr. Baritelle will keep an 18” strip between the runway and the drainage ditch as a visual reminder for pilots.
- c. It's been a full year since the runway was fertilized. There are funds budgeted for common area maintenance. Mr. Long will work on getting the material with Messrs. Jeff Hecox, Cuny, Zacharias and Nichols helping with the fertilization. Also discussed rolling the runway.

2. Taxiways

Information was presented about a potential buyer of one of Mr. Kattan's lots at the end of Tyler View who owns an airplane. Additionally, Mr. Kattan plans to develop his remaining lots, also at the end of Tyler View. Clallam County records show Mr. Kattan owns 16 lots; however when development begins, this number could change based on Clallam County Codes. It was stated that the advertising specifies airport amenities. The status of “taxiways” was discussed. The original BRF Record of Survey of the Blue Ribbon Farms Division 1,2 and 3 show a 60' general easement. A, Airstrip, Section 2 Use of Airstrip Facilities grants all property owners the right to use the airstrip. A person with a hangar would have to use the street to access the airstrip, hence the term “taxiway.” Any development in that area may trigger Tyler View to be used as an active taxiway, and therefore require access to the runway. At present, it does not appear that there is clear access along Tyler View due to placement of mailboxes and other

things in the 60' general easement. Concern was expressed that keeping the easement clear of obstructions is not currently observed. Also, County standards might be imposed on Tyler View if the development proceeds. The potential buyer apparently has expressed his willingness to work with the HOA to provide an area to relocate mailboxes which are now in the general easement, and to provide some funding to accomplish this. Mr. Baritelle has also expressed his willingness to make property available for mailbox relocation. Maynard was also discussed; it is unclear if and how Maynard would be affected once the County's Kitchen-Dick/Lotzgesell realignment project is completed. In response to some questions, Mr. Sommerville explained about the process of "vacating" a road. This is a process whereby a majority of property owners along a road vote to turn the road over to the County. They pay certain costs of bringing the road to county standards and then the county maintains it. According to Mr. Sommerville, this is what happened on Greywolf and Buckhorn. Mr. Cuny said the property owners along Greywolf came to an agreement with the County that they could continue to keep their taxiways which are off Greywolf, between various homes and hangars. Mr. Nichols asked about the small ditch on the south side of Lands End, and whether it ever has water in it; no one has seen water stay in it. He suggested filling in the ditch which would allow Lands End to be wider. After much more conversation, Mr. Cuny said he and Ms. Lynaugh and anyone else who is interested will walk Tyler View to get a clear idea of its width and what is obstructing the right of way; a report to the board will be made.

3. Insurance

- a. Mr. Cuny asked whether chairs of committees are covered under the HOA's Errors and Omissions policy. Ms. Allsing was not in attendance at this meeting. She is the insurance professional on the Insurance Committee. Once she returns from her vacation, the Secretary will obtain an answer regarding Mr. Cuny's question.
Mr. Somerville reviewed the status of the HOA's new insurance. At its April 15th meeting, the Board requested the Airport committee to look at the determination from a 2018 meeting to require each pilot residing at Blue Ribbon Farms and using the airport to name the HOA as additional insured. It was pointed out there is no extra cost to the insured to put this in place. Pros and cons were discussed. The question of guest pilots and the additional insured requirement was considered. Mr. Cuny summed up the discussion as a recommendation to the Board that all resident pilots flying out of Blue Ribbon be asked to name the HOA as additional insured. He felt this should be voluntary not mandatory and that the Board should not be verifying whether the insurance existed or not.
- b. Mr. Long pointed out the HOA does not have general liability; the thought he cost is about \$2500. It would cover things like tripping at the picnic, field burns

and the like. With 170 lots, it would cost about \$10+ lot. It was suggested that perhaps the Board should consider bringing this expense up at the next annual meeting and ask the insurance committee to look into the current cost for coverage.

4. Other Business:

- a. Mr. Susong complained about the 10mph sign placed on Maynard. He felt the speed limit which was set in the CC&Rs is 20mph on HOA roads, and that should stay that way on Maynard. Mr. Cuny said that the HOA's insurance wanted mixed vehicle roadways to be no more than 10mph. Mr. Susong then displayed a National Park sign he'd made while he was a park ranger.

5. Adjournment

- a. It was moved by Mr. Cuny, seconded by Mr. Zacharias and unanimously carried to adjourn at 2:31pm.