

Let me begin by saying, it has been my great pleasure to work with my fellow board members over the last year. Your Board of Directors have dedicated their efforts to maintaining the high standard of living we've all come to expect in our Blue Ribbon Farms community. We have tackled some long-standing issues and had mixed results. A case in point, is the matter of the Mason Wing Walking Academy. Our hope for a final resolution to the court case has to be achieved, as the Appellate Court has its own timetable. We continue to wait for the Court's final decision.

Though the Mason case has had the highest profile, the Board has made progress in other pertinent matters. In July, we sent out an email to all POA members reminding everyone that lots must be mowed by the last week in July. After the deadline passed, we followed up with several owners and in August found it necessary to issue violation notices. With the exception of two lots, all were finally mowed. We then met with these two owners and agreed that some exceptions were appropriate. The exceptions were made to areas officially designated "wildlife enhancement" and are allowed in our CC&Rs, these owners did have sufficient and defensible fire breaks. In addition, the Board has initiated a Violation Resolution Procedure, which is currently posted on the BRF website. If you feel that a violation exists (or may exist) this procedure allows the Board to help.

Cindy Allsing, along with assistance from other members of the Board's Insurance Committee, was able to secure a new insurance for our community. Airstrip and general operating Liability policies. These updated policies provide significantly better coverage for very little extra cost. She also found a General Liability policy that was affordable for the HOA, which is something we as an HOA have not had before.

As many of you know, Property Owners Associations have governing documents, the By-Laws and the Covenants Conditions and Restrictions (CC&Rs). BRF's By-Laws were last updated in 1999 with the CC&Rs last updated in 1993. This is a long interval, and we have been told that our governing documents are in need of a review and probable updating. This is mainly due to changes in state and county laws and regulations. Additionally, the POA may wish to amend some sections of the documents, which are specific to the needs of BRF. The board met many times this year to discuss how best to achieve these changes. Our current attorney, Ms. Endegan is retiring and we are her final client. Therefore, we will also be in need of finding new legal counsel for the HOA.

We, as a board, have been discussing how to most effectively use legal services during the process and have begun to look into the type of expertise an attorney must have to best assist the Board in this endeavor. Our plan is to utilize meetings and communicate to members via newsletters. As always, we will welcome help and comments during the process. Please consider joining the committee, now being formed, to update these documents to better reflect our community. If there are any retired or active attorneys within BRF that could volunteer a bit of time to keep us "on course," this would be greatly appreciated. The 2024 budget reflects the beginning of this CC&R update process. We expect it to take up to two years to complete. Upon the completion of the committee's and Board's work the proposed documents will be presented to the POA for questions and comments. We hope our proposed changes will earn the approval of our BRF POA and will gain the 2/3 approval required to change the governing documents.

At last year's annual meeting four new board members were elected, Andre, Carmen, Natasha and Paul. Mark and Drew were re-elected. Those six board members have one more year in their terms. The board has enjoyed the work and the company of Mr. David Woodcock over these past few years but alas, he plans to "retire" after our annual meeting. This is due

to Dave taking on more responsibilities in his other volunteer positions. We now have a board opening, which at the upcoming meeting will require a vote to fill. If you have an interest in being on the board, please contact any of the current board members.

Attached, please find the proposed 2024 Budget that will be discussed and (hopefully) ratified at the annual meeting. You will notice that the proposed Budget includes the annual dues of \$100 per lot.

As always, the Board is anxious to interact with the POA members and welcomes a continuing dialog to find new ways to serve the community and retain Blue Ribbon Farms status as one of the best places to live on the Olympic Peninsula.

Respectfully,  
Mark Long, Chairman

Tentative Annual Meeting Agenda:

- A. Roll Call and certification of proxies
- B. Proof of notice of meeting or waiver
- C. Verify quorum
- D. Reading and disposition of minutes of the February 11, 2023
- E. Report from the Board
  - i. Accomplishments of 2023
  - ii. Status of legal action
  - iii. Work Plan for 2024
- F. Report from committees
  - Curve Committee
  - Nominating Committee
  - Insurance Committee
  - Airport Committee
- G. Approval of Budget and waiver of 2023 annual audit
- H. Unfinished Business
- I. New Business
  - i. Election of Director
  - ii. Governing Document Committee
- J. Adjournment