



Blue Ribbon Farms Property Owners Association Annual Meeting

November 13, 2021

Call to order

1. **Zoom rules from Rachel**

- Submit your questions using the 'chat' function
- Send them only to Rachel

2. **Purpose of our meeting:** Our Association is a non-profit corporation. As long as we act as a corporation, we are protected under its veil. Each of us is a member, simply by being a lot owner. We have to hold meetings, elect officers, and have minutes.

3. **Quorum:** *The Association By-Laws specify that a combination of 25% of the voting Owners and valid proxies constitute a quorum. The BRFPOA presently has 136 Owners on 173 lots. A quorum is 25%, which amounts to 34 Owners.*

4. *This is our first Zoom meeting. Normal rules may not be followed with regard to voting and Q&A.*

5. **Notification of the meeting was made by regular mail to 19 members and by email to the remaining members for whom we had email addresses.**

6. ***Introduction of new members***

Board Members

Introduction of current board members

1. Rick Smith, Chairman
2. Mark Long, Vice Chair
3. Gunar Clem, Treasurer
4. Secretary – Open
5. Rachel May-Duerst
6. Keri McIntyre
7. Marilyn Mason

Minutes from 2020 Meeting

Blue Ribbon Farms Property Owners Association Annual Meeting February 15, 2020 Minutes

Board Members Present:

Mark Cheney, Chairman
Gunar Clem, Treasurer
Rick Smith, Secretary
Marilyn Mason
Rachel May-Duerst

Board Member absent:

Keri McIntyre

The annual Blue Ribbon Farms Property Owners Association (“BRFPOA” or “Association”) owner’s meeting was held in the Dungeness School House. We had 22 members signed in plus an additional 20 proxies. The Association By-Laws specify that a combination of 25% of the voting Owners and valid proxies constitute a quorum. The BRFPOA presently has 133 Owners on 173 lots. A quorum is 25%, which amounts to 33 Owners or proxies.

For this annual meeting, we had a total of 42 Members and Proxies providing a Valid Quorum

Mark Cheney thanked everyone for attending and called the meeting to order at: 2:07 pm

The following topics were discussed:

1. Introductions of new members: Alan Dualan introduced himself. He and his wife Joy are new owners of a lot along Tyler View.
2. Purpose of our meeting: Our Association is a non-profit corporation. As long as we act as a corporation, we are protected under its veil. Each of us is a member, simply by being a lot owner. We have to hold meetings, elect officers, and have minutes.
3. Runway Update
 - a. Ditch appears to be working
 - b. Massive part of \$24k project off the table
 - c. "new" soft spot west of the ditch in the low section
 - d. Asked Steve Robinson to get a group together and recommend course of action
 - e. Anticipate plugging, filling low spot, dethatching
 - f. John Cuny explained how Steve Robinson got stuck.
4. Dogs
 - a. Little black dog running around the west end of the runway
 - b. Call sheriff not 911
5. Tyler View Road Repair / Repaving
 - a. Gary Gordon provided an update on the Tyler View road repair. He was quite pleased with the contractor and how the overall project went. All residents paid their part.

6. Short Term Rentals: any rental where the lease is not one year. If you have one or know of one, please let us know. Our insurance prohibits renters of short term rentals from flying in and/or using the runway. If a renter was to fly in and have an accident, the insurance company would cover the accident. Following the accident, they would cancel our policy and we would become uninsurable.

7. Guests flying in: Other pilots may fly in as guests of BRF association members. They have to be invited by a resident. They must also be briefed on the operation of WN29 by a resident pilot. They need to be familiar with the airport and they must park on your lot. There is no transient parking for airplanes. There is no parking on or near the runway. Some residents have tiedowns that can be used by visiting planes. If a tiedown is needed, contact the Chairman.

8. Treasurer's Report

a. Gunar

- i. According to the CC&Rs
- ii. The proposal is for the dues for 2020 be \$50 per lot.
- iii. Gary Gordon made a motion that the proposed dues be \$50.
- iv. Motion was seconded and unanimously approved

b. Budget

- i. Gunar reviewed the budget that had been sent out. He pointed out that we have an outside bookkeeper who maintains the books tracking all income and expenditures.
- ii. Kris Gordon made the motion to accept the budget
- iii. It was seconded.
- iv. Unanimous approval of the budget

c. Runway fee for pilots

- i. John Cuny asked if the pilots' fund is also being tracked
- ii. Gunar said yes... the amount being \$100 per pilot with 11 pilots participating
- iii. Question: how do you determine how much to charge pilots
- iv. Mark: We were looking at spending potentially a huge amount of money last year, but that will not be needed. The annual assessment per pilot cannot be more than 4x the \$50 or \$200 per year. The minimum will be \$100 per year.
- v. John Cuny explained some history on runway maintenance.

9. Lotzgesell/Kitchen Dick Curve and RV Park: Since Pat and Connie were not at the meeting, Janet gave an update from the group of home owners concerned about the Lotzgesell/Kitchen Dick curve and the planned RV parking lot just inside the Dunginess turn. Janet said that the plan was to do both projects at the same time. The overall plan also included other changes within the preserve. No time projection was given. The RV park is to be on the east end of the parking lot. There is someone from the park's board that comes to the meeting that the homeowners have. The petition that many of us signed at last year's meeting has been delivered to the proper county officials.

10. Email: If you didn't get notice of this meeting, you are not on the email list. If you want to get our emails, make certain you are on our list.

11. Chairman Mark: This will be his last year on the board. They will be moving to be with the grandkids. We need new people. Janet stepped down. Marilyn was approved last year. Last year we voted to extend the same board. Gary Gordon made the motion to extend the current board another year. Motion was seconded and passed. We are extending BOD year to year since we are over the standard 2 year term.

12. Repaving Maynard Road: Dunbar Susong was not at the meeting. He had provided a letter to Mark Cheney. One of his requests is to repave Maynard Road. Laura brought up this item on behalf of Dunbar. Dunbar had invested \$48 into cold patches to the road. It is standard practice for the association to reimburse home owners for their material investments on shared roads. Mark explained that Gary Gordon had stepped forward to manage the Tyler View repaving project. Someone will need to step forward to do the same for any work done on Maynard Road. This is not a BOD responsibility. (note of 11/7/21: Gunar discovered in reviewing the lot line for the common property, the HOA may have some responsibility for the repaving of Maynard Rd in the area of the intersection.)

13. Water issues along Lotzgesell: There is no culvert that allows the water on one side of Lotzgesell to drain to the other side. Home owners have been trying to deal with the rising ponds for a couple years. A couple years ago the county said they would only do something if the water was impacting the asphalt road. Mark suggested that they call We-Dig-It and see if they can tunnel under Lotzgesell and provide a solution.

14. Commercial Activity on the runway: There was a question relating to commercial airplane activity on the runway. Mark has talked to the insurance company and the lawyers in the past about this issue. The insurance company sees all businesses in a similar light. Home businesses are allowed under the home enterprise section of the CC&Rs. They must be inside the home and cannot impact other residents. With regard to the Masons and other businesses using the runway, the lawyers agree that earlier Boards could have kept them from operating if those Boards had acted when they started up. Those Boards did not act. Now many years later Washington State Law may view it as if we abandoned that provision of the CCRs with respect to those businesses. We may not win a law suit trying to shut them down. John Cuny explained some of the old and new businesses on the airpark. (note on 11/8/21:

15. Minimum height on approach to the runway: What is the minimum height over homes across from the entrance to the Dunginess Recreation Area. One home owner across from the Dunginess entrance stated that they have had planes 30' over their house. Discussion followed. The height of each airplane is based on a safe approach angle to the runway. It varies from one plane to another. As explained by John Cuny, from the east end of the runway, that would be a 3%. Rick Smith pointed out that a pilot should not be that low that far from the runway. If they have someone coming through that low and fast, they may not be planes based at BRF. Get the color of the plane and their tail number and report them to the board.
16. Speed limit on Kitchen Dick: There was concern expressed about how we can get the speed limit on Kitchen Dick and that corner under control.
17. New Business: There was no new business.
18. Motion to adjourn: Meeting adjourned at 3:05 pm.

Report from the Officers

Treasurer's Report & 2022 Budget

Vote Needed

Proposed Blue Ribbon Farms Budget for 2022						
	2017	2018	2019	2020	2021	2022
	Actual	Actual	Actual	Actual	Actual	Proposed
Income						
Assessments - paid	8100	8400	8550	8500	8600	8650
Pilot Assess / Voluntary	320	350	2300	1200	1200	1200
Other-Interest/late fees	1778	3	1189	54	1439	3
Total	10198	8753	12039	9754	11239	9853
Expenses						
Insurance	2554	2644	2739	3067	3334	3500
Maintenance	2644	1051	1084	1606	58	1200
Runway Drainage			9807			
Legal	1189	30	1676	0	5320	4000
Taxes and filing fees	12	12	12	77	118	12
Annual meeting & picnic	323	633	627	51	0	300
Admin costs; PO Box, bookkeeper, web site, postage, printing	1027	390	612	686	622	650
Total	7749	4851	16,556	5486	9452	9662
Income less Expenses	2449	3902	-4517	4268	1787	191
1. Bank balance as of 10/07/2021: \$39,742						
2. Total delinquent amount as of 10/07/2021: \$ 300 [2 members]						
3. The Board is holding \$24,000 of the existing bank balance in reserve in case additional work needs to be done to the runway.						
4. This budget is based on using an annual assessment of \$50 per lot. This is the same assessment amount as has been used for the last 5 years.						

Election Committee

a. Vice Chairman normally runs the Election Committee

- i. Election of Directors – Bi-Laws require we replace 2 each year
- ii. **Rick Smith, Chairman : retiring after this meeting as the Chairman**
- iii. Mark Long : takes over as Chairman
- iv. Dave Woodcock: takes over as Secretary
- v. Drew Zacharias takes over as Vice Chairman

2021

- a. Rick Smith, Chairman
- b. Mark Long, Vice Chair
- c. Gunar Clem, Treasurer
- d. Secretary – Open
- e. Rachel May-Duerst
- f. Keri McIntyre
- g. Marilyn Mason

2022

- Mark Long, Chairman
- Drew Zacharias, Vice Chair
- Gunar Clem, Treasurer
- Dave Woodcock, Secretary
- Rachel May-Duerst
- Keri McIntyre
- Marilyn Mason

Does anyone else want to join the Board?

Airport Committee Meeting – June 6, 2021

- A Blue Ribbon Farms Airstrip Committee meeting was held at Mark Long’s hangar June 6th, 2021 at 1:00PM. Present were;
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- Mark Long
- John CUNY
- Rick Smith
- Van Lupo
- Dave Woodcock
- Jim Nichols
- Steve Robinson

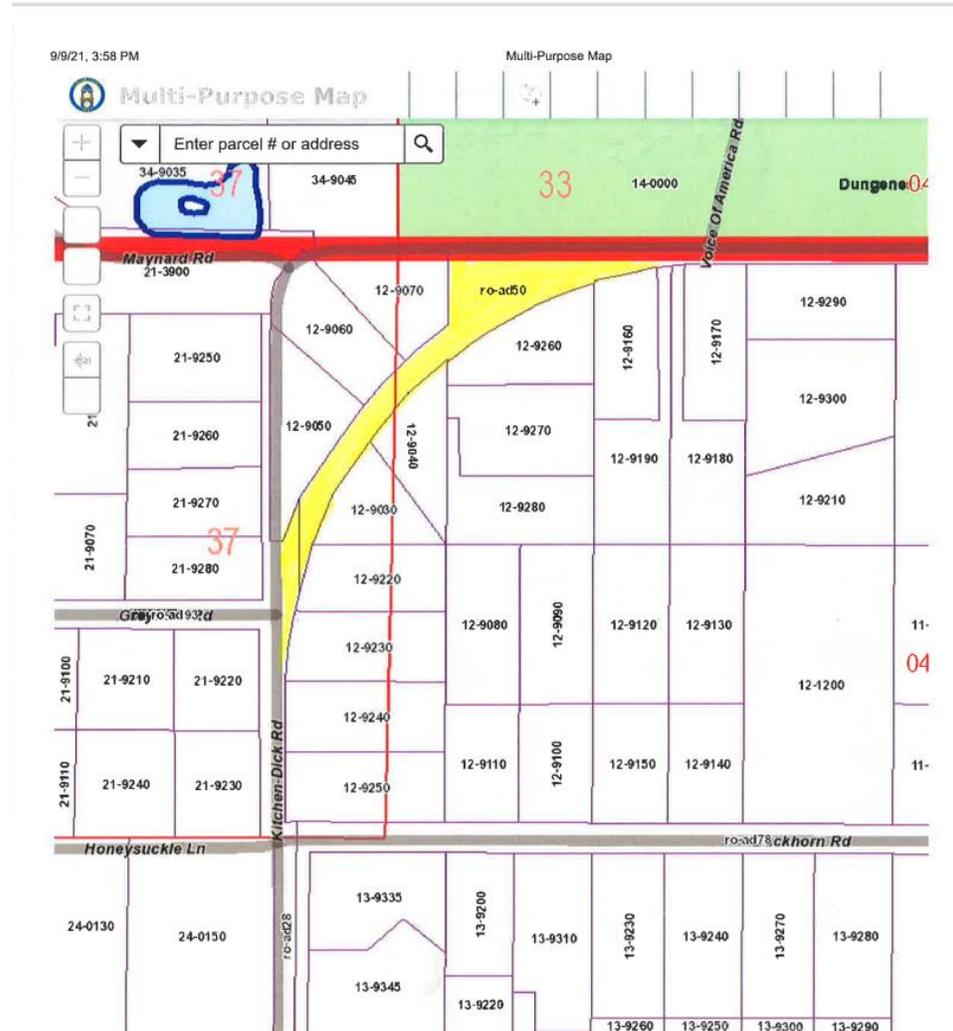
We only have 10 active pilots!

- The general condition and maintenance of the airstrip was discussed. The volunteer mowers were thanked. Watering the field has not begun due to favorable rains. A section of sprinklers is inoperative due to a bad solenoid that has been ordered.
- Our insurance provider suggested we would be better covered if we designated our taxiways. Mark Long and Rick Smith will work on that, keeping in mind suggestions of those at the meeting.
- Rite Brothers (PA Airport) provide a shuttle service. Two residents have expressed an interest. (It has yet to be approved by the Board.)
 - This would only be available for BRF Home Owners and their guests
 - Legal questions must be answered with regard to our CC&Rs (commercial activity)
 - Insurance is not an issue but it does impose an additional risk. This is a ‘fair weather service’ only.
 - Operational procedures need to be developed by Rite Brothers.
 - **Board Question:** Are other home owners interested in such a shuttle service to/from BRF to Boeing Field or the San Juans?
- A means of conveying field conditions to pilots coming to BRF should be provided and volunteers could be the contact point. A displaced threshold rather than Xs on the field was suggested for use in future when soft conditions occur. (there are issues with this – see page 18)
- The meeting adjourned at 2:45PM.

Unfinished Business - Chairman

Curve Modification Plans

The project is currently fully funded and we are hoping that engineering can begin in 2022 with construction in 2023 or 2024



Runway update – soft areas in the winter

1. Last winter we still had some soft spots.
2. Expect the same this year
3. No plans to tear up the runway and spend more \$\$.
4. When it gets soft this winter, we will place 'X's" on the runway to show it is closed between those two "X's"
5. We will also place a NODAM on the FAA government site stating it is soft, and closed
6. This is being done with the guidance of Ryan Birr our insurance provider.
7. Doing so warns pilots and removes all BRF liability
8. The airport committee needs to determine what maintenance needs to be done on the runway. The general maintenance of the runway (mowing, irrigation system, etc.) is the responsibility of the pilots.

Cascadia Water System

- Vicki Colburn was the point person for the 6 months we worked to reduce the new water rates proposed by Cascadia.
- Vicki is still at it... and is asking Cascadia for a maintenance schedule, repair info, emergency ops plan and status on our new generator.
- Trying to work on a polite professional relationship with Culley Lehman.
- The DOH says the info we are seeking should be on file with them
- Users have the right to ask questions and get answers
- Mark M. with DOH said this seems to only be a problem with Cascadia
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- Mark Ozias/Van de Wege are missing in action - therefore I'm done wasting time with them.
- Mark Ozias has not provided any info about the Accessor's review of the Cascadia purchases.
- Vicki may send both Estates and Lehman's purchases to the states attorney general asking that have someone review them..
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- Would sure be nice to get some investigative journalist interested?
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- Gov's policy advisor has not bothered to respond to my email asking for DOE names... will see what I can find on my own.
- Not sure there is much else we can do –
 - No real work has been done on our system;
 - Monterra contact does not respond to emails asking for an update on the metering,
- Does anyone want to buy a water system if we get the opportunity?
 - Guaranteed income, 10-12% return on your investments

Unfinished Business - continued

- **Short Term Rentals / Vacation Rentals:** The Board wrote a policy to address the issues we have had with home rentals within BRF. It is posted on the web site.
- **Guests flying in:** Other pilots may fly in as guests of BRF association members. They have to be invited by a resident. They must also be briefed on the operation of WN29 by a resident pilot. They need to be familiar with the airport and they must park on your lot. There is no transient parking for airplanes. There is no parking on or near the runway. Some residents have tiedowns that can be used by visiting planes. If a tiedown is needed, contact Mark Long..

New Business

- A. The biplane - Mike Mason is listening to our residents and home owners in neighboring communities.
 - 1. Reducing the RPM on takeoff making it quieter
 - 2. Lower power setting in the pattern
 - 3. Aerobatics in an FAA approved aerobatic box offshore
 - 4. Mike is trying to expand that box down the spit and further offshore reducing the noise when he is in the air doing aerobatics.

- B. Internet website and email
 - 1. Anyone interested in building the BRF site
 - 2. Anyone know HTML
 - 3. Google groups for email

- C. CC&R Article III, Section 2, d : (CC&Rs are on the web site)
 - 1. “The use of the airstrip for commercial purposes is not permitted.
 - 2. Requires attorney’s opinion on a few different commercial activities
 - 3. It is tabled for now, to be addressed by February 5, 2022 annual meeting

Annual Meeting for 2022

- **Saturday, February 5, 2022, 3 pm**
 - Possibly in the Schoolhouse
 - Depends on Covid
 - Otherwise will be a Zoom meeting
 - Second Saturday in February per our Bi-Laws
- Motion to adjourn