

**Minutes
Meeting of the
Blue Ribbon Farms Homeowners' Association
Board of Directors
September 20, 2023**

Prior to the starting the meeting Dunbar Susong sang a delightful song he had written about lightening; the group enjoyed the clever song and appreciated him sharing it.

1. The meeting was called to order by Chairman Long at 12:35pm. Board members present were Mr. Long, Mr. Zacharias, Mr. Woodcock (present until 2pm), Ms. Lynaugh, Mr. Allsing, Mr. Baritelle and Ms. Nichols via phone. Also present were Laura Davis, Gary Gordon, Jeff Hecox, Corby Sommerville, and Alice and Dunbar Susong. Note: Minutes by Ms. Lynaugh.
2. Mowing of Lots
 - a. Update on lots mowed – It was reported that only 3 of the lots that were sent violation notices have not been mowed, in accordance with the boards interpretations of the CC&R's.
 - b. Violation status: Appeals and further action –
 - 1) Mr. Long reported that he and Mr. Allsing met with the owners of 15 Maynard Rd. and 125 Maynard Rd. to discuss why their lots were not in compliance with the lot mowing CC&R requirements. Mr. Long and Mr. Allsing both stated that some of the lots had been mowed for fire breaks and that there were green areas. The Susong's are owners of 125 Maynard Rd. Mr. Susong presented a letter to the Board and it was read by Ms. Davis on their behalf. The letter was in response to the violation letter that they received and it gave a history of their lot and sighted an exception they received in 1995 from the Board at that time, however they did not have any documentation of a letter from the Board regarding the exception. The letter states they have trail fire-breaks and wet lands to help stop potential fires from burning southward. Mr. Susong also stated he has registered his backyard with the National Wildlife Federation as a wildlife refuge. Ms. Davis also spoke on behalf of her lot at 15 Maynard Rd. She stated she fully recognized our concerns about fire protection and mowed some of her lot which only has a small shed structure. Ms. Davis expressed that because our CC&Rs allow the Board to grant exceptions to this policy for wildlife habitat enhancement and other justifiable purposes she feels that she should not be required to mow her complete lot. She has mowed the area along Lotzgesell as much as she can however the existence of a ditch prevents complete mowing. She stated that she has tried to mitigate noxious weeds and plant native plant for seed to feed birds and other wildlife. Mr. Long noted that he saw native plants in the

grass areas when he inspected the site. There was a group discussion regarding fire breaks, particularly related to areas near road where there is increased danger for automobile accidents and carelessness of people to do things such as flicking cigarette butts etc which can cause fires.

It was moved by Mr. Long and seconded by Mr. Allsing to grant an exception to 15 Maynard Rd. and 125 Maynard Rd. that allows the owners to not be required to mow all of their lots, based on the wildlife habitat enhancement provision under Article V: Miscellaneous Restrictions, Section 1, this exception will stay in full force and effect until a change in use of the lot/s. The motion was carried unanimously.

- 2) Vacant lot on Tyler View – the Board sent a violation letter to the owners. However, no appeal was filed nor confirmation they will mow. The lot has not been mowed. It was noted that while this lot has an area that is possible to be mowed, another portion has a steep bank up to the bluff that cannot easily be mowed. Other lot owners have not mowed similar areas.
It was moved by Mr. Long and seconded by Mr. Allsing to send another letter to the owner of the vacant lot on Tyler View giving them 15 days to respond and state if no response we may have the lot mowed at their expense and also attach the mowing requirements. The motion was carried unanimously.
- 3) Mr. Butler's property at 122 Tyler View - the Board sent a violation letter to Mr. Butler. The Board received an appeal letter from him within the appeal period. Since the appeal letter was received Mr. Butler has completed the mowing of his lot. Mr. Long spoke to Mr. Bulter about his appeal letter.
It was moved by Mr. Baritelle and seconded by Mr. Woodcock to send a letter to Mr. Butlers acknowledging the appeal letter and thanking him for complying and attach mowing requirements for future years. The motion was carried unanimously.
- 4) Ms. Davis asked about the parcel of land that is part of the County Right-of-Way for Lotzgesell and why it was not mowed. The Board does not have control over the County and they only seem to mow the very edge of the roadways.

3. Airstrip. Ingress/Egress

- a. Tyler View 60' general easement for public use (roads, utilities etc)- Questions have arisen of aircraft to taxi to the runway using Tyler View and portions of Lands End have been brought to the airport committees attention. At the last meeting (July 27, 2023) it was suggested that the Board determine the cost of a survey in order to determine if we should budget for a center line survey of Tyler View and the easternmost portion of Lands End to accurately verify determining the original easements location. At the time Mr. Baritelle agreed to contact the surveyor he used in doing the subdivision he did in 2006 which had recorded monuments over approximately half of the area in question.

From previous investigations, viable questions have arisen to the regarding permanent (e.g. hardscaping) objects in the easement, that could inhibit the passage of aircraft common to the HOA in this easement. Mr. Long pointed out that on the original Blue Ribbon Farms Subdivision maps a 60' general easement was granted and was clearly shown. However, there have been subsequent short plat maps that show could raise into question this established easement. Ms. Lynaugh clarified to the group that the general easement is located solely on the northern properties and not split with the southern properties.

- 1) Cost estimate to locate easement – Immediately after the boards previous meeting Mr. Baritelle contact a surveyor who was familiar with the area and Mr. Baritelle and Ms. Lynaugh met with the surveyor and discussed what the Board was trying to achieve. The surveyor suggested that as a good starting point we could hire him to locate and verify locations of existing monuments from recorded documents. This work would not require the filing of documentation with the County. He would place wood stakes at each found monument location for a cost of \$550. Mr. Susong suggested if we have a surveyor out, we should notify the neighbors and explain what was being located. Mr. Somerville asked if the next step was to hire an Engineer. Mr. Somerville also offered the use of his metal detector instead of hiring a surveyor. Mr. Long responded that we were seeking a professional to accurately locate the easement and would then be contacting the owners about potential obstructions in the easement so that we could move forward to work out solutions, should it be necessary. Mr. Gordon recommended talking to the Post Office. Mr. Gordon also shared that in the past an airplane hit his mail box and damaged the wing.

It was moved by Ms. Lynaugh and seconded by Mr. Long to fund a survey of existing property corners along Tyler View and Lands End for a cost of \$550 to be funded out of the maintenance of Common

area and the legal fund in the budget. The motion was carried unanimously. Mr. Baritelle agreed to contact the surveyor to schedule a time for this work to occur so that we can properly notify the affected people.

4. Status of Richardson's Violation – Last meeting Mr. Long reported the violation letter to Mr. Richardson has been sent and the Board has not received any response from Mr. Richardson. At the last meeting it was decided to file an official complaint with Clallam County regarding the Richardson property, and to send a letter to Mr. Richardson making him aware of the Board's action. Unfortunately, this has not been completed, so Mr. Zacharias and Ms. Lynaugh have offered to go to the County with a letter to file a formal complaint and to send to Mr. Richardson giving him this information.
5. Review and approval of the Minutes of July 27, 2023 meeting of the Board - It was moved by Mr. Long, seconded by Mr. Baritelle to approve the minutes as corrected and unanimously carried to approve the minutes of July 27, 2023.
6. Treasurer's Report:
 - a. Ms. Lynaugh reported that the one lot that had delinquent dues for 2022 and 2023 was sent a letter and requested payment or a lien would be placed on the property. We have now received payment from the homeowner and it included 2 years of late fees.
7. Reports from Standing Committees:
 - a. Insurance Committee –
 - 1) Airport Liability policy has been replaced with a new company and we have received the refund of unused premiums.
 - 2) General Liability policy – the insurance committee was requested to look into getting a general liability policy for the HOA. Mr. Allsing spoke on behalf of Mrs. Allsing the insurance committee member looking into getting the general liability policy. Mr. Allsing reported that quotes are very hard to get and to date only one company has provided a quote and it was over \$3,000 which is unreasonable. Mrs. Allsing is trying to get a quote from our new liability policy company Chubb but as of yet no response.
 - b. Airport Committee
 - 1) Status of letters to pilots re: formal membership in the Airport Committee – Ms. Lynaugh reported that all the current pilots received the letter and we have not received any responses to be part of the official roster. Therefore, the official committee roster is: John Cuny, Chairman; Andre Baritelle, Board Liasson; Drew Zacharias; Jim Nichols; and Jeff Hecox.
 - 2) Renegade pilots – Mr. Baritelle explained how there was an incident where a low flyby was witnessed by Mr. Cuny and Mr. Baritelle in addition to another incident witnessed by Mr. Hecox and Ms. Lynaugh a few weeks prior. Mr. Cuny spoke to the pilot at

Sequim Valley Airport directly after the flyby and the interaction was not pleasant. Mr. Baritelle subsequently spoke to the pilot of the plane and was assured by the pilot that he would not fly in the BRF airspace in the future. It is unsure what the pilot's name is because he may have given Mr. Cuny a false name. It appears that the gentleman runs a flight instruction academy out of Sequim Valley Airport. Mr. Sommerville stated that highspeed flybys have been a problem for years, it would be great to get a photo when it happens to get a tail number.

- 3) Drones – Drone sightings were discussed, it appears that drones are known to be used by realtors, Septic inspection companies and potentially by others for recreational purposes (e.g. paragliders). Mr. Sommerville pointed out that the FAA has rules on drone use and must notify the HOA. Mr. Long is listed on the website as the point of contact. Mr. Long stated that he has received contact by realtors in the past and had a pilot available during the drone flight. It was generally agreed that we may need to take a more proactive approach to let potential users of drones know our requirements.
- 4) Runway Condition – Mr. Woodcock expressed a need to let make the Board and the Airport Committee Liasson aware of a wet area on the runway. The area is located in front of Mr. Cuny and Mr. Smith's properties. The cause of the wet spot was discussed, possibly over watering of the runway, or overwatering of adjoining properties or leak in the Community water system. The information will be given to the Airport Committee chairman for investigation.
- c. Curve Committee – Mr. Baritelle reported that an engineer has been assigned the project however after 3 phone messages left by Ms. Lynaugh, we have yet to speak to him for an update. We will continue to try and make contact for an update on the status of the project.
- d. Nominating Committee – Mr. Zacharias reported that there maybe three people considering running for a board position once the current lawsuit is settled.

8. Old Business

- a. HOA Newsletter Status – Ms. Lynaugh reported that 20 letters were sent out to update email and phone number information for our membership. We received 5 new email addresses and 4 new phone numbers. Mr. Zacharias stated he is still working on a newsletter since we have had a few changes.

9. New Business

- a. Discussion regarding ADU and vacation rentals per Clallam County Codes and BRF CC&Rs - It was moved by Mr. Long and seconded by Mr. Baritelle to postpone this item until next board meeting. The motion was carried unanimously.

10. Public Comments – Ms. Davis mentioned that in the past she had the Secretary’s position on the board and has used MailChimp to communicate with the membership and that it is not hard to use. Ms. Davis also said she had some cadastral photos and old aerial that she could share with the Board. Mr. Sommerville asked about the annual picnic and Mr. Long responded we did not have the time to organize it this year but we would try next year. Mr. Sommerville also asked about the Mason’s lawsuit and Mr. Long stated we have no date for the hearing yet.

11. Executive Session

- a. Litigation: Blue Ribbon Farms Association vs. Michael Mason, et al

12. Action out of Executive Session

- a. There was no action out of Executive Session

13. Adjournment

- a. The meeting was adjourned at 2:43pm with no future meeting date.

Minutes by Ms. Lynaugh, Treasurer
9/20/23