

Minutes
Meeting of the
Blue Ribbon Farms Airport Committee
December 22, 2023
1 p.m.
John Cuny's Hangar

John Cuny, chair of the committee, called the meeting to order at 1:02pm and thanked all who were present, pilots and non-pilots. In attendance 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, Jeff Hecox, Jim Nichols Dennis Jennings, Doug Medema and Bob Bagwell.

Mr. Cuny welcomed Mr. Dennis Jennings and Mr. Doug Medema and thanked them for attending. They are new owners and have not attended a Pilots' Meeting in the past. Mr. Jennings recently purchased a residence on Greywolf Court. Mr. Medema recently purchased a residence on Greywolf. Both properties have hangars. Mr. Cuny informed those present that there are about 25 people in the HOA with runway access or who are pilots; only a small percentage of those people are in attendance.

Board Report:

Ms. Lynaugh has pointed out to the Board and today at this meeting that the "Pilots' Assessment" in the budget may not have been properly assessed in accordance with the CC&Rs Prior to 2019 the pilots had a voluntary fund that some pilots paid into.

Mr. Long informed those gathered that Tyler View has been marked 30' from the property lines to locate the center of the 60' easement. That mark should be in the middle of the roadway, but it is not in some places, meaning the pavement is not centered in the easement. A lot of work has been done finding all the documentation for the 60' easement. While there may be a few short plats where this easement does not appear, that is irrelevant as the original subdivision maps show the easement and the easements do not go away. If left off a short plat. Mr. Cuny reminded those present that the Board had hired a surveyor to verify where the existing edge of the easement is located at property corners, so that obstructions to the easement could be identified. The Board will need to take some action to ensure the easement is clear in 2024. Mr. Zacharias pointed out there will be possible from some of the property owners who have obstructions in the easement, and it's important to speak with an attorney before the Board takes any action. There was general discussion and an overview of some history. The momentum for the Board's looking at this easement question comes from one or two real estate sales that have not occurred because of inadequate access to the runway and that prior boards did not keep the easement clear. Mr. Zacharias said we'd like to promote this as an airport community, and that's difficult to do if pilots see there is no clear access to the runway. Tyler View, Lands End, Maynard are taxiways. Greywolf had been a taxiway, but has been vacated to the County. Today a pilot can use Greywolf, but using a tug, and that use requires a one-time county permit.

Ms. Lynaugh said the Board is looking at the budget with an eye to how to handle assorted violations. These encroachments into the easement are in fact, violations. Mr. Long said the Board is talking about a meeting with the property owners affected but to come to such a meeting armed with information about our options, and that would involve discussions with an attorney before the meeting. Also, the post office would be involved, as inquiries have received varied responses from the post office about whether the mail person will or will not drive down a driveway.

It was noted that the Board has authorized Ms. Nichols to contact one of the three web management people about updating the HOA webpage. She will work with Dan Masys, the current web support person to transition, and to make some updates. A full redesign is not currently envisioned. Mr. Cuny said the site has been somewhat lacking for some time. The safety notes need to be improved and the contact number to find out runway conditions needs to be updated.

Ms. Lynaugh mentioned that anyone who becomes a member of the Pilots' Committee is covered by the HOA's Errors and Omissions policy. She has mailed a letter to all pilots inviting them to join the committee; she received no responses. Mr. Cuny acknowledged there is very little participation and thanked those who attended today and who help with the runway.

Pilots' Committee Updates:

Safety - Mr. Cuny highlighted the safety "X" that Mr. Baritelle has made for the HOA. It was built on a utility trailer and lights up when turned on. Safety is always a concern but after learning about the tragic mowing accident this year in Oklahoma where a person mowing was killed by a plane, the Pilots' Committee decided it needed some way to alert approaching Pilots to exercise caution. There was discussion about how the X will be used. Mr. Baritelle said it is kept on the spot on his property where any of the people mowing can have access to it. The lighted "X" does not close the airstrip; it's intended purpose is to give a pilot notice that there is someone working on the airstrip. The intention is that a plane would fly over the airstrip and the person mowing would move off the airstrip so the plane could land. There was discussion about take-off and landing patterns and the best placement for the new device. Mr. Medema asked whether the runway had ever been closed; the answer was no, although currently Mr. Rick Smith, a pilot, uses X's on the grass of the runway to indicate wet spots. If there was a need to close the runway, Mr. Baritelle's X could be used in the center, and an e-blast would be mailed out. The lighted X has not been formally implemented yet; it's been too wet to mow. Mr. Cuny acknowledged there will be a learning curve. He pointed out that there are non-pilots mowing now: Jeff Hecox and Jim Nichols. Carmen asked whether there should be a formal procedure for its use. Mr. Cuny felt yes, there should be and it will be one of the goals for the upcoming year

Traffic Patterns – Mr. Cuny, Mr. Hecox and Ms. Lynaugh went to Diamond Point to investigate their traffic patterns. There was considerable discussion about what traffic pattern should be used here. There was no definitive decision reached. Mr. Medema asked whether there had been any noise complaints from the neighbors to the south about runway noise. Mr. Cuny responded only one, at the tip end of Roberson. The discussion continued at some length on the general subject of runway traffic.

Pilots' Committee Budget Requests:

Fertilizing, mowing and watering are foremost on the agenda, said Mr. Cuny. He explained that the runway has a grow period in April and May when the grass grows quickly, so there's no way to set a

weekly schedule. The fertilizer is applied in spring and again in fall. BRF pays for a share of water from the irrigation ditch, and a full irrigation system is in place, and keeps the runway healthy. The runway is aerated and rolled to keep it level. Over the last few years, non-pilots have been helping with the runway as well as pilots. But a few more able bodies would be really appreciated to come out and take care of the runway. There was discussion about maintaining security for any equipment owned by BRF. Mr. Baritelle has offered a section of his property for a shed if it is decided to construct one. There was discussion about purchasing a larger mower, whether tow behind or self-propelled. There is also a need for a spreader which would spread dirt, compost and fertilizer and save many man hours. Discussion ensued as to whether it would be wisest to purchase one or rent it. After much more discussion, it was decided to request that Ms. Lynaugh to include a \$3,000 line item for maintenance and repairs of the common area runway, including funding for items such as fertilizer, topsoil and the like, rental of a pull behind spreader, windsock maintenance, a new deep cycle battery, and water system repairs, among other things. Mr. Cuny said the cost to an HOA member to support the runway, which is common area is about \$12-\$20 annually, and over past years has less than 15% of the HOA's annual budget. He pointed out there is an amount of deferred maintenance and told those present that folks were doing a fantastic job of keeping the runway in great shape.

The meeting was adjourned at 3:15pm.

Respectfully submitted,

Natasha Nichols, Secretary BRF Board of Directors

12/29

a.

- b.
- c.
- d.
- e.
- f.
- g. It was moved by Mr. Cuny, seconded by Mr. Zacharias and unanimously carried to adjourn at 2:31pm.