

**Minutes of the Meeting of the
Blue Ribbon Farms Homeowners' Association
Board of Directors
June 3, 2024
1 pm
Nichols' Residence-202 Lands' End**

1. Roll Call:
 - a. The meeting was called to order at 1:05 pm by Chairman Mark Long. In addition to Mr. Long also present were Vice Chair Drew Zacharias, Treasurer Carmen Lynaugh, Paul. Allsing, Jennifer Gibbings, Andre Baritelle and Secretary Natasha Merkuloff Nichols. Also present was Corby Sommerville.

2. Public Comments:
 - a. There were no public comments

3. Secretary's Report – Ms. Merkuloff
 - a. It was moved by Ms. Merkuloff and seconded by Ms. Gibbings to approve the minutes of the following meetings: April 8th, April 15th, April 25th, May 1st and corrected Minutes of May 16th. Under discussion, Mr. Baritelle had concerns about some of the statements in the verbatim section of the minutes. Mr. Allsing asked whether the minutes were inaccurate. All agreed that the minutes are accurate in depicting what was said. Mr. Long stated that the discussion that is captured by the minutes is a reflection of what the public stated; it is different than what members of the Board say. There was further discussion. It was suggested that sections of the minutes be struck. It was pointed out that certain names and dollar amounts have already been redacted.
Ms. Gibbings withdrew her second; Ms. Merkuloff withdrew her motion. It was moved by Mr. Long and seconded by Mr. Baritelle to approve the minutes of April 8th, April 15th, April 25th and May 1st. AYES: Allsing, Baritelle, Gibbings, Long, Lynaugh, Zacharias. NO: Merkuloff.
There was a consensus of the Board to postpone action on this item until after the Closed Session.

4. Treasurer's Report – Ms. Lynaugh
 - a. Ms. Lynaugh reported that as of June 16th, six people have not paid their assessments. These unpaid assessments total about \$2750. Of those six, five did not pay last year. One of these already has a lien in place. She proposes to send out reminders and re-issue invoices. Soon, there will need to be a discussion about whether to initiate liens on the remaining five unpaid accounts.
A brief budget report was presented to the Board: the account balance is now \$74,043. The following is a breakdown of remaining balances in specific line items:
Insurance - \$563. This is after payment of the general liability and airport liability policies. Errors and Omissions has not been paid yet. Due to the increase in the liability insurance, it is hoped that this balance will be enough to pay the E&O insurance, however if not this line item may be over.
Maintenance of Common Areas - \$2,544 remaining.
Legal - \$28,204 remaining

Taxes and Fees - \$514 remaining
Annual Meeting Expense - \$758 remaining
Administrative Costs - \$4,125 remaining

Ms. Sommerville told the Board that any property tax that might be imposed on Lot 39 is waived as a matter of policy by the tax assessor because they consider those taxes are collected as an enhancement of other property taxes of the properties surrounding Lot 39. Lot 39 is the area, generally speaking, bordering the airstrip. Ms. Lynaugh stated that we do in fact receive a bill from the County for \$5.46 annually.

5. Contribution to Cascadia Water Rate Challenge:

- a. There was discussion about the association's current budget for legal expenses, and what the Board is comfortable committing to the Cascadia Water Rate Increase Appeal. The Board's thinking when setting the legal expense budget at \$30,000 was \$20,000 for review and update of the Governing Documents, about \$300 for violations and lies, close out of the current Mason litigation at \$5,000 and other issues, \$5,000. However, none of these are hard and fast and can be used for other legal matters. It was agreed that the Board should be conservative about spending this money. The Board requires more information about the Mason matter. It was thought that perhaps the Governing Documents process may fall lower in priority, depending on what funds are required for more pressing issues. There was further discussion. It was moved by Mr. Long, seconded by Ms. Gibbings and unanimously carried to contribute \$3,000 to the Cascadia Rate challenge.

6. Reports from Standing Committees:

- a. Insurance Committee – Mr. Allsing
 - i. Mr. Allsing reported all insurance is up to date. Our Errors and Omissions is not due until later this year. He is not sure that the \$563 will be sufficient to cover the E&O cost. However, there are sufficient funds in the overall budget to cover any overage. It was mentioned that each year's annual budget should reflect some sort of cost-of-living increase for insurance.
- b. Airport Committee – Mr. Baritelle
 - i. Mr. Baritelle explained that straight in approaches (non-standard pattern) onto unmanned airports is becoming a big concern for the FAA. There have been five deaths in the last year from such landings. After more discussion about the approach specified in the governing docs, it was agreed that to ensure safety on the airstrip, it would be wise to remind all pilots living in BRF and using the airstrip that planes should overfly the field rather than using a straight in approach.
 - ii. Mr. Baritelle also reported that the people who mow the runway and adjoining have developed a group text system to coordinate mowing that seems to be working well. The runway is looking gorgeous right now. He thanked all the pilots and other residents for their help on the runway. .
- c. Curve Committee – Mr. Baritelle
 - i. Mr. Baritelle said there is nothing new to report. Neither he nor Lakeside Industries, who would like to bid on the project, have heard anything from the County. Ms. Lynaugh said she has also emailed county staff and has not received a response. The Board agreed that it seems like the county may be focusing on re-routing Voice of America Road in Dungeness

Recreation Area, rather than the Kitchen-Dick/Lotzgesell curve. Mr. Zacharias told the Board that the ranger said he feels the project won't happen for several years. Mr. Allsing wryly said, "Never underestimate the government's ability to kick the can down the road."

d. Nomination Committee – Mr. Zacharias

- i. Mr. Zacharias reported there is no burning interest to serve on the Board. Options to create interest were discussed: sending a "solicitation" letter, setting up a tent at the annual picnic, including something in the newsletter. It was mentioned that if there are not enough people to serve on the Board, the HOA would need to hire a management firm, which would be costly. Mr. Allsing said he thinks the Mason matter is causing the logjam; once the Mason matter is put to bed, perhaps there will be more interest in volunteering. Mr. Zacharias commented that some people have said they didn't want to serve on the board because neighbors may consider them to be too restrictive in enforcing the governing documents. Ms. Gibbings pointed out that interestingly enough, there are 12 members on the GovDocs committee, so there is some community interest in volunteering. This is something the Board and the Nominating Committee will have to work on.

7. Old Business

- a. A newsletter to the membership was discussed. Mr. Long pointed out the burning question now is the Mason matter, and what information we may provide today may be different in two weeks. It was agreed whatever information we pass on to the membership needs to be run by Judy Endejan, the POA's attorney. Ms. Gibbings urged something be drafted, aiming for say, June 15th, and simply say additional information would follow. Mowing of lots was mentioned as another newsletter item, with mowing to be completed by the last week of July. Other newsletter items could be information on the Board's decision to appropriate \$3,000 for the Cascadia water rate issue, a "save the date" for the September 15th picnic and of course, encouraging volunteers to run for the Board. Ms. Gibbings reminded the Board that our web manager can put the newsletter together into a format if we provide the content.

8. Closed Session

- a. The Board adjourned into closed session to discuss the following matters
 - i. BRF vs. Michael Mason et al.
 - ii. Hiring an attorney for BRF
 - iii. Possible violation of governing documents of the Association

9. Return to Open Session

- a. It was moved by Mr. Long, seconded by Ms. Lynaugh and unanimously carried to engage John Wegenstein, attorney at law, to assist with the easement issue on Tyler View and Lands' End. Mr. Sommerville advised the Board not to become a third party intervenor in real estate transactions. The Board indicated they were not interested, nor have they done that.
- b. Mr. Long will forward questions to Ms. Endejan about the minutes of May 16 and about the specific questions from Board members regarding the Mason matter.

10. Adjournment

a. The meeting was adjourned at 4:16pm