

**Minutes**  
**Emergency Meeting of the**  
**Blue Ribbon Farms Homeowners' Association**  
**Board of Directors**  
**July 12, 2024**  
**2 pm**  
**Nichols' Residence-202 Lands' End**

1. Roll Call – The meeting was called to order at 2pm by Chair Mark Long. In addition to Mr. Long, also present were Vice-Chair Drew Zacharias, Treasurer Carmen Lynaugh, Paul Allsing, Andre Baritelle and Secretary Natasha Merkuloff Nichols. Ms. Jennifer Gibbings arrived as roll was being called. Also present was Corby Sommerville, a member of the public.

Mr. Sommerville asked for permission to speak. He told the Board that he understood the need for confidentiality in legal matters, but he would like to know if Ms. Judy Endejan was still working for Blue Ribbon on the Mason matter and if the case was moving forward. Mr. Long said yes, Ms. Endejan continues to move this matter forward. Mr. Sommerville then stated that he reviewed the Court records and saw information on a garnishment, but the order from the Appellate Court was issued before the garnishment. He asked whether the money is going back to Mr. Mason. Mr. Long said no, there are still legal proceedings to be taken. Mr. Sommerville then stated that since the Appellate court lifted the injunction against doing business here, that injunction needs to be restored quickly. Mr. Zacharias pointed out that according to the FAA, Mr. Mason's pilot's license has been revoked for a year. Mr. Sommerville asked if there was a deadline at the Superior Court to bring a new action. Mr. Long explained that Ms. Endejan has said there is no deadline, but the next action is for the Court to calendar this matter; that hasn't happened yet. Mr. Sommerville told the Board that he spoke with Ms Nikki Botnen at the Clallam County Clerk's office who, after checking the system, noticed the mandate from the Appellate Court but said it did not show any action relating to the matter. She told Mr. Sommerville she would bring it to Judge Erickson's attention. Mr. Zacharias said he understood it may not necessarily go to Judge Erickson. Ms Lynaugh said she thought it was time to pull a newsletter together as we have several items to relay to the POA membership.
2. Closed Session
  - a. BRF vs. Michael Mason et al
  - b. Hiring an attorney for BRF
  - c. Possible violation of governing documents of the Association
3. Return to Open Session and actions from Closed Session
  - a. An update on this matter will be reviewed by Ms. Endejan and distributed as part of a newsletter, the goal being to do a newsletter eblast within next week. Additional items in the newsletter would include the annual picnic, a reminder about mowing lots and other items that come up in the next week.
  - b. No action was taken on this item.
  - c.
    - i. Mr. Allsing will review the various sample letters and will prepare a final letter to residents on Tyler View, Lands End and Maynard Roads who

have encroachments into the easement there. There are approximately 12 properties which have encroachments. The goal is to have this letter completed by Monday July 15<sup>th</sup>. Ms. Lynaugh will send out the letters, certified, return receipt requested.

- ii. The Board received a complaint regarding an asserted violation of the POA CC&Rs. The Board has investigated this complaint and has determined that the matter at hand is not a violation. A letter will be sent to the complainant, certified, return receipt requested.
  - iii. A possible violation was called to the Board's attention. After investigating it has been determined the matter at hand is not a violation at this point. The Board will monitor the property.
  - iv. A possible violation was called to the Board's attention. After investigation, it was determined that the County allows this particular issue.
4. Mr. Sommerville pointed out that there are several utility trailers parked along the runway side of the former Cheny house. Ms. Lynaugh pointed out that there is nothing in the CC&Rs that regulates trailers. Mr. Zacharias asked whether there was anything in the County regulations regarding the number of trailers on one's property that can be rented out? Ms. Lynaugh said the County has an RV policy which states a property cannot have more than one RV on it, unless the property is categorized as an RV Park. The POA CC&Rs allow one RV during construction, she said. Mr. Sommerville asked whether the Tyler View easement issue was the Board's priority? The issue is a budgetary issue regarding use of attorney time. The Board's priority is the Mason issue; Mr. Long said Ms. Endejan at this point estimated about \$15,000 to finish the case. Ms. Gibbings pointed out then an attorney's input is needed for Tyler View as well as the GovDoc committee.
5. The Board adjourned at 5:25 to 10 am on August 12, 2024, at the Nichols' residence.

#### TO DO LIST FOR BOARD:

1. Mr. Allsing to review and compile letters re: Tyler View into a single letter. It will be accepted by the Board, and the goal is to mail it certified, RRR on Monday, July 15. Ms. Lynaugh will mail.
  2. A newsletter will be drafted. Ms. Merkuloff will lead.
  3. Letter to complainant regarding non-violation will be mailed certified, RRR by Ms. Lynaugh.  
We are still awaiting the CI court's response. We will continue to keep you updated.
6. Set date for next meeting
7. Adjournment