

MINUTES
Meeting of the
Blue Ribbon Farms Homeowners' Association
Board of Directors
September 4, 2024, 10:30 am
Nichols' Residence-202 Lands' End

1. Roll Call - Chair Mark Long called the meeting to order at 10:30 am. In addition to Mr. Long, also present were Board members Andre Baritelle, Paul Allsing, Vice-Chair Drew Zacharias, Treasurer Carmen Lynaugh and Secretary Natasha Merkuloff Nichols. Ms. Jennifer Gibbings was excused.
2. The Board adjourned into Closed session at 10:35 to discuss the following items with the Board's attorney, Judy Endejan
 - a. BRF vs. Michael Mason et al.
 - b. Possible violation of governing documents of the Association
3. Return to Open Session
 - a. The Board directed their attorney to pursue the course of action discussed regarding the Mason matter
 - b. The Board provided their attorney with information regarding various violations of the governing documents of the POA and requested advice and direction regarding these matters.
4. Public Comments – there were no public comments
5. Secretary's Report:
 - a. It was moved by Mr. Long, seconded by Mr. Allsing and unanimously carried to approve the minutes of the Board meeting of August 12, the Airport Committee meeting of August 13 and also to accept the notes of Tyler View Homeowner meeting of August 17.
6. Treasurer's Report – Ms. Lynaugh
 - a. Ms. Lynaugh provided an update on the five POA members who are delinquent in their payment of assessments. She reminded the Board to it costs approximately 300 to file a lien. She personally spoke with three of the five members with outstanding assessments. Two of the members seemed likely they would pay and the third was not interested in becoming current with his assessments even after a lien was explained and the cost associated with a lien. Another letter will be mailed in October or November explaining that a lien will be placed on their property if payment is not made.
 - b. The lots of the Association have all been mowed including the lots that received violation letters.
7. Information regarding meeting with Tyler View, Lands' End and Maynard owners
 - a. There was a review of the meeting with the Tyler View property owners who have obstruction in the 60' easement.
 - b. The Lee's mailbox has been removed per his approval.
 - c. Street sign will be relocated onto Mr. Baritelle's property out of the easement. It was moved by Mr. Long, seconded by Mr. Allsing and unanimously carried to authorize the Chair to execute a letter allowing the Association access to Mr. Baritelle's property for placement of the street sign, and allow the expenditure of up to \$25 for materials.
8. POA Picnic – there was general discussion and planning for the picnic on September 15th. The port-a-potty will be delivered Friday the 13th and set up will be Saturday the 14th at 2 pm or thereabouts.
9. It was moved by Mr. Long, seconded by Mr. Baritelle and unanimously carried to adjourn at 12:05pm.