

**Minutes of the Meeting of the
Blue Ribbon Farms Homeowners' Association
Board of Directors
October 21,2024 9 am
Nichols' Residence-202 Lands' End**

1. Chair Mark Long called the meeting to order at 9:05am. In addition to Mr. Long, also present were Vice Chair Drew Zacharias, Treasurer Carmen Lynaugh, Paul Allsing, Jennifer Gibbings and Secretary Natasha Merkuloff Nichols. Mr. Andre Baritelle was excused due to a family emergency. In addition to the Board, also present were Dennis and Becky Jennings, Gary Gordon, Corby Somerville, Rick Smith, Aline Waag, Doug Medema, Rick and Mary Ellen Standly, Curt Miller, Bob and Annemarie Grey, Joann Moore, Joel Cziok, Jean Heessels-Petit, Pat Schoen, Laura Schneider, Kate Orzikh, Gunar Clem, Bob Bagwell, Leslie Furlow, Marilyn Mason, Mickey McCrorie and Nancy Goodwin.

2. Chairman Long asked Mr. Jennings to speak to his request. Mr. Jennings told the Board he wants to stop people from trespassing on his property. He requested a) that he be allowed to post two no trespass signs on his property (the CCRs allow only one) and b) the Board minutes and the newsletter notify homeowners that pedestrian traffic is not allowed over his property. Mr. Jennings explained that there are two easements which comprise Greywolf Air Court. The easements overlap on his property and on the Mason's property, and the easement document states it is for a taxiway and for utilities. Mr. Jennings showed plot maps and diagrams which delineated his property and the easement. He stated that in his view, any incursion onto the part of his property which is covered by the easement constitutes trespass. He then discussed his and his wife's move from Denver, and their contacts with their neighbors. He explained that initially, they had given the neighbors permission to cross; however, subsequently that permission was rescinded. He felt that the exchange was very unfriendly.

Mr. Jennings then distributed the minutes of the Blue Ribbon Farms Property Owners Association Annual Meeting Minutes of February 2008. These minutes stated that "...*Greywolf Air Court is not common*

property owned by the Association and is private property. The easement is for common use only as a 'taxiway easement.' Those property owners abutting the easement have requested via the Board that all pedestrians refrain from using this private property."

Mr. Jennings pointed out that he was not the first property owner to be concerned about pedestrians using the easement. He told the Board that incursions result in an impairment of property and puts him at risk of an adverse possession claim.

There was a discussion regarding the documents on file at the Auditor's Office. Mr. Jennings provided a Declaration of Easement, dated April 4, 1983, referring to the area in question: "*Declarant does hereby grant to all present and future owners of real property in Division No. 2, Blue Ribbon Farms...a non-exclusive easement for utilities and taxiway over and under the East 30 feet of Lot 28 and the west 30 feet of Lot 29...*" He said that people seem to assume the taxiway is open to pedestrians and take the liberty to use it. He is concerned that there has been an attempt to encourage people to trespass on his property.

He asked whether anyone on the Board has consulted with an attorney about this easement issue? Mr. Long stated no. He said he'd informally asked the Board's attorney Judy Endejan if the Board approved two signs, would that essentially show agreement with the no trespass issue? She initially said yes; however, there are Board members who disagree with this statement as the remainder of her statement had the facts wrong. Ms. Lynaugh pointed out that Ms. Endejan was not aware of the actual easement locations, and did not have maps. Ms. Lynaugh stated that the Board has not asked Mr. Endejan to formally look into this issue. Mr. Jennings said that from the responses from Mr. Long and Ms. Lynaugh, he has the impression that the Board has discussed the attorney's response. Mr. Long said as is his practice, he sends a copy of the information from Ms. Endejan to the Board members. Mr. Jennings requested a copy of the attorney's written opinion to the question. Ms. Lynaugh stated there is no "opinion;" the proper question was not asked, and neither was sufficient information provided to the attorney. Nevertheless, Mr. Jennings asked that his request and the Board's response be recorded. He then concluded by asking the Board for a resolution of this issue today. If it is disapproved, he'd like to know the reasons why. He would also like a resolution to his request of the Board to

provide members of the homeowners' association with the status of incursion across his property. Ms. Jennings asked who would vote on this issue. Mr. Long explained the Board will listen to comments from those present. Then the Board will discuss the next steps. If an action is taken, it will be the Board voting on it. He pointed out that Vice-Chair Zacharias has recused himself from voting on this issue.

Mr. Long reminded those present that all are neighbors here and he asked for civility and courtesy in the discussions that will follow. N.B. The following was added to these minutes by action of the Board at their February 7, 2025 meeting: *It was noted a letter has been circulated to the community regarding this issue, and as a result, Mr. Long and Ms. Merkuloff were made aware of the fact that many people would attend and want to speak. Mr. Long stated he had not written the letter. He pointed out that in reading the letter it is evident he did not write it; his name and phone number were listed there only as a contact to let him know they would attend the board meeting. Although Ms. Chalk authored the letter, Mr. Zacharias clarified that she only gave it to one person.*

Mr. Long requested that those present please keep their remarks to about three minutes in the interests of time. Mr. Zacharias asked to respond first and asked for more than three minutes as Mr. Jennings has spoken for a longer period. Mr. Zacharias stressed he is speaking as a member of the community, not as a Board member. He also stated he is speaking for himself and his wife Wendy Chalk, and not for those present. He would like to mention some of the community responses he's received as well. He said much of what Mr. Jennings was referring to had happened between the Jennings and Mr. Zacharias and Ms. Chalk. He felt that the situation between the two couples was very unfriendly, and he denied any vindictive trespass on the Jennings property. He pointed out that other people have pretty strong feelings about being able to access the runway via this easement. He said there are roughly 30 people here on this issue which constitutes roughly 25% of the total homeowners in the association. These people have signed a petition saying they oppose this request. Ms. Lynaugh asked if there was a petition; yes, he responded. He also stated there was absolutely no effort on his or his wife's part to encourage people to use the easement. He provided the Board with a sample of the responses he has received regarding Mr. Jennings' proposal.

- A. Tyler View is a taxiway. The Board has tried to remove obstructions from Tyler View in order to facilitate the passage of aircraft to the runway. This is to both adhere to the CC&Rs and maintain or even increase property values. It is an easement and is open to cars, pedestrians and in the future, aircraft.
- B. Pilots represent less than 10% of the community. All pay for the runway and can use it. Closure of an easement would effectively remove access to the runway and would strengthen the belief that non-pilots are paying for something they can't use.
- C. Almost every pilot in Blue Ribbon has signed the petition in opposition to the closure of this easement. The Chair of the Pilots' Committee, John Cuny has written a thoughtful response that promotes the idea of being good neighbors and allowing free access to the runway for all homeowners.
- D. Generally, homeowners here are middle aged and older. With the closure of this easement, they would have to walk much further to access the common areas of Blue Ribbon and the recreation area.
- E. Why should people have to cross private property when a long-standing easement exists?

Mr. Zacharias asked why people should be forced to ask other neighbors to pass over their property when easements are available . What will happen when that neighbor's parcel sells, and that ability is gone. He acknowledged there is a lot of ambiguity regarding the easement, such as the "non-exclusive" easement. Some of the issues raised by the community are valuable problems to be discussed by the Board and the homeowners. Mr. Zacharias said he would be happy to sit with Mr. Jennings to try to work things out but he, Mr. Zacharias, does not represent any community members. He ended with an excerpt from an observation from Mr. Cuny in response to this whole issue: " Where the blame falls is too far behind us to point fingers, but hopefully, as a community we can come up with a solution and this will remain a pleasant place to live. Over the years, I have seen it slowly being chipped away by unfriendly neighbors wanting something for themselves that goes against the flow of being a friendly and welcoming set of neighbors."

Other members in attendance at the meeting spoke:

Corby Somerville told those present about 20 years ago a local resident proposed establishing a walking path from Dungeness

Recreation Area all the way to the runway; it didn't happen, largely because of privacy issues. He said the previous owners of the Jennings' property had concerns about privacy mainly from the Mason's customers who were congregating on Greywolf Air Court. He said it's an issue of balance. He said his view is the Blue Ribbon Farms Board is entitled to do what is in the original 1983 declaration of easement 1983 that says: "*Declarant (Blue Ribbon Farms Inc) reserves the right to grant said easement to additional parties as Declarant deems necessary.*" I encourage the Board to decide that Greywolf Air Court ought to be made available to pedestrians. Ms. Lynaugh pointed out the easement specifically says for use as a taxiway and utilities, not ingress and egress.

Kate Orzikh said she understands the need for a sense of privacy. She said she and her wife have people going through their driveway, and we never stop it. This is a community, closely knit and there is a habit of visiting, helping and supporting each other. I always feel safer knowing my neighbors are looking out for me. She urged the Jennings to think about their decision. She asked whether this can be simply resolved by putting a no trespass sign at one place on the property that works for the Jennings so the neighbors can stay further away. Can we just agree that we set out a boundary away from the house and that way we can continue to use this as we are all constantly visiting each other. Mr. Jennings responded that the nature of the layout of the property makes it ineffective to put up only one sign. People walk northward as well as southward, so one sign is not effective. Ms. Orzikh responded she was just making a suggestion. Mr. Jennings said traffic goes right by their guest room, workout room and his wife's office and it is intrusive to have people coming through.

Micki McCrorie told those gathered she has lived 30+ years at the southeast end of runway. Her comments concern safety of pedestrians and dogs on runway. She is a pilot, and expressed her concern about taking off, looking for people and animals. When she lands, she is looking at the windsock, but also for deer, dogs, and people. She said she never saw the petition, but pointed out that historically, people have walked here, horses too. We had to put a stop to it, she said. She continued that used to be only pilots would mow the runway. She has concern about the safety of people crossing the runway, especially people who are oblivious to airplanes.

Mr. Zacharias asked if due to her safety concerns, we need to be more specific about how people cross the runway; Ms. McCrorie said no, but people need to be more aware of the airplanes taking off and landing. "I'm neighborly but I don't want people walking in front of my house," she said.

Marilyn Mason told those present that the Board should go by the paperwork and in 2008 there was a discussion at that year's membership meeting. She pointed out that the previous owners, Glen and Nancy Powell didn't want people walking by their house. Mr. Zacharias said Ms. Powell later rescinded that.

Becky Jennings spoke of the discomfort she has felt about people walking on their property as if no one lived there. This isn't just about the Zacharias', she said. She talked about a night last fall when she was woken by a light sweeping into their bedroom and it was simply a headlamp worn by Ms. Chalk searching for their dog. But the light in the bedroom was disconcerting. Ms. Jennings thought Ms. Chalk was on their property; Mr. Zacharias told her that Ms. Chalk was on Mr. Long's property. Ms. Jennings continued that others walk by where their kitchen and living room are and wave. They are on our land. She said she and her husband consulted a landscaper last winter and were told it would take several months to accomplish their landscaping plan, some of it driven by the season. They are working on it. She said she's never lived anywhere where there was nothing delineating their property. She explained that three sides of their house are bordered by air strip setback and easements, and there is not much useable space for landscaping. She hopes the landscaping will mitigate some of this problem. She said that people presume it's okay to walk on their property. Mr. Zacharias mentioned that the Jennings pass close by his house to get their mail and take trash to the street, and it doesn't bother them. Ms. Jennings countered that she doesn't do that, and regardless how others feel, people walking by their house bothers her. She spoke a bit about her personal feelings and finished by saying she and her husband want good will and she wants her husband to enjoy the community.

Mary Ellen Standly asked how many people per day walk through Greywolf Air Court. Ms. Jennings responded it doesn't matter; it's the principle and people need to respect each other's privacy.

Ms. Jennings said that initially the Zacharias' did ask for permission to pass and initially they were told yes. Once we found what it was like living here, with people coming up and waiving and smiling in the window, she said it's an odd feeling, and very uncomfortable. The permission was rescinded. She said she's never lived in a place without a boundary.

Bob Bagwell said when he and his wife first bought here, a realtor told them the runway was green space to walk the dogs and such. That's what was attractive to him, and he walked his dog on the runway. Even though he's a pilot, he appreciated the ability to walk out there. He always cautions non pilots to be careful. Another issue; as the Masons were putting up their hangar and the apron, it became apparent it was untenable to taxi an airplane. The Board voted and had dirt brought in. He did the blade work to make sure water flow doesn't impact any private property. He always assumed it was open to the Blue Ribbon community as egress, so it was a shock that others thought to the contrary. He talked about the ladies at the very end who graciously allow people to cross. He said he has walkers near 118 and has never felt a problem about walkers looking into windows. This needs a conversation, and we're having it. There must be a compromise we can all live with, be it devices on the windows, ditches, signs? Perhaps recognizing 30 feet on each property, a strip down the very center can be used for walking? Mr. Bagwell said he allows people to walk through his property, but if he sells, that permission may go away. Mr. Jennings said with access across Mr. Bagwell's property it appears people don't have to go a mile and a half to access the open space, as has been claimed. He asked Mr. Bagwell is it's okay for Mr. Bagwell to rescind his permission to cross. If it is, Mr. Jennings has the same right.

Gunar Clem talked about the fact that the Board actually paid for the material in the easement described by Mr. Bagwell. There was discussion about the work which occurred on the easement.

Laura Schneider told the group she loves this community and told the Jennings she hopes they find peace and privacy they deserve. She was understanding about their desire for privacy. She said there is a quality of life here, people walk about the neighborhood and blocking the right to walk on their easement may impact the quality of peoples'

life. She didn't think it was for the Board to decide; she felt it should be a consensus of the community, acknowledging she wasn't sure if that actually was true or not. She also volunteered to help the Jennings with any work effort or anything else they'd need help with.

Pat Schoen said she's owned property here since 1986 and lived here since 2001. She has granted permission for people to walk past the front of her house so they can make a loop. She finds it gives her a chance to talk to people and it's a pleasure. She jokingly charges a nickel to pass through and over the years has found many nickels, dimes and quarters. In her walks through the neighborhood, she has walked through the easement at issue here and thinks there is a law which allows continued use. Perhaps the Board could make a ruling about dogs on a leash. She expressed hope that the Jennings will see this is a friendly, open community.

Jeane Pettit told the gathering she bought her property in 1994 and moved here in 2004. In years past, people would mow a path through their fields and people were welcome to walk through. Over time things have been taken away. She described a beautiful moon over Vancouver Island one year viewed from Ms. Schoen's property, with the sun rising in the east. She hopes we can maintain access to the runway, especially for those who are not residents on the airstrip. If we can't access the airstrip, what value is it to us, she asked. Signage is a concern to Ms. Pettit and raised the issue of the 10 mph sign on Greywolf near her easement which she felt was wrongly placed. She felt yet another sign takes away from the rural character of the community and is opposed to two signs.

Joel Cziok mentioned he has a short plat with an easement along his road, so he shares it with his neighbor. It's 30' and serves a couple of houses. He feels the easement is for ingress and egress. He also suggested a Blue Ribbon Farms sign, rather than restrictive no trespass signs.

Bob Grey and his wife Anne Marie have lived here for 21 years. He said most people love it here. He said he's not the most social person here, in fact, he's probably known as the homeless guy with the black dog. He said if something is wrong in the neighborhood, someone helps out. For example, last year he lost his dog, and the Ladies of

Greywolf put out the word and found him. He said while it appears the Jennings are within their rights; he pointed out we've become a very contentious society. He hopes all will take a deep breath and find some common ground. He always thought he could walk that way and for 20+ years people have been walking that way. He hoped we could all just think a bit before we go after each other and try to be an example that sometimes we can talk about our differences and work things out.

Doug Medema said he was directly impacted by this issue and would like to know what he is allowed to do if the easement is only for utilities and use as a taxiway. For example, when he mows the runway can he run his mower over the easement? If he wants to look at the runway to determine if it needs mowing, can he walk that easement? Can he walk the easement to see if it's too wet to get his plane to the runway? He said we need to figure out a reasonable use for this.

Rick Smith pointed out he is next to an open lot and people walk through there. He said his house probably has more windows on a ground floor than anyone, and we get upset if folks walk by and don't say hello. There is a VRBO near us and folks walk by often. We just try to warn people it is a runway and to be careful. Lot 39 is the runway and belongs to the whole association.

Nancy Goodwin said she likes privacy, but she chose to live here for the view and has learned to live in an aquarium. They are on an easement to four houses. They use their blinds, and they haven't had any issues with privacy. She said she has used the easement in question at times, especially when she must return quickly. She said she respects privacy and appreciated the Jennings' personal offer to pass. She asked Mr. Jennings for clarification about the easement. He said he has no issue with people on the runway. The only issue is people walking through my property on an easement for taxiway and utilities. He said today several times it's been said that it's a Board decision as to who is allowed to come through the easement. He disagreed. He said it's not for the Board to decide. He said he can legally exclude people from my property. He doesn't want or expect the Board to decide to allow people to walk through his property. He wants the Board to recognize that he needs permission to put two

signs on the property. Ms. Jennings said two signs are needed due to the length of the easement, and people walking both northwards and southwards on it. Mr. Jennings objected that the community at large feels that homeowners here should have a right to trespass on his property.

AnneMarie Grey asked a question about easements. She has an easement that says driveway. So, if we take it literally, that would mean that neighbors can't walk to their mailbox; they can only drive. Ms. Grey welcomes Mr. and Ms. Jennings to the neighborhood. She said it's beautiful here. Ms. Grey has a window onto her easement and people could watch her washing dishes. She doesn't close blinds. Her easement is a right of way, and it's for driving only, while apparently the Jennings' easement is for utilities and taxiway. But Ms. Grey said limiting access to the easement as described is very literal. Mr. Jennings responded that when it comes to property rights, one must be literal. Ms. Grey said we all live in a community with a great level of graciousness, friendliness. People take care of each other. She is not arguing with Mr. Jennings; she just feels there's got to be a way to make this work for everyone.

Mr. Allsing asked Mr. Jennings if there is any openness to talking about a compromise. Mr. Jennings responded at this point, no, what with the vitriol we were exposed to. His position is he will not surrender a single inch of his property. Mr. Allsing asked again if Mr. Jennings was open to compromise. Mr. Jennings responded it depends on what that compromise is, but he doubts it. Ms. Jennings feels this should have been resolved at the beginning, but no one came to listen to their viewpoint. There are 30 people here with their side, but no one asked for our opinion. A brief exchange occurred between Mr. Zacharias and Ms. Jennings, with very different viewpoints about what happened.

Mr. Allsing asked if there was anyone else with whom Ms. Jennings could talk. She said both she and her husband approached different board members, and both contacts were not fruitful with no resolution. So, at this point, the Jennings confirmed they were not open to resolution.

Mr. Long said he'd hoped after all this there would be some road to a compromise. Perhaps something could be arranged for the Jennings to speak with a few neighbors about trying to come to a solution. Mr. Somerville reminded all present about the Peninsula Dispute Resolution Center, a mediation service where people experiencing a dispute can get mediation. Mr. Allsing said that was the point of his question: is there any possibility of middle ground, but if not, then it's pointless.

Mr. Long said we've been asked to give permission to put up two signs. You don't need permission for one. Mr. Long said our attorney informally said if two signs are approved, we're saying your no trespass position is okay by us. We're not clear on the attorney's response and I'd like time to further study this. We will continue this item, but I strongly suggest someone come up with a couple of people to represent the "walkers" and see if there's a compromise that can be made. In response to a question, Mr. Long said the Board doesn't meet on a fixed schedule. Ms. Gibbings asked for clarification about how this no trespass sign would be enforced. Mr. Jennings said the sign indicates the legal status of the property. He felt it is not an issue for the Board. He said it is a matter of law. He said if there was a violation, he would document the fact, he would have an attorney notify the trespassers they're in violation and if the trespass does not stop, then he will file suit and go to court. That would lead to fines and possibly imprisonment.

There was further discussion among the Board. Mr. Long wanted clarification on what "non-exclusive easement" means. The Board agreed Mr. Jennings obviously has the right to put up one sign. Mr. Somerville asked what size is allowed: 5 SF is allowed. Mr. Jennings said if he's only permitted one sign, he would put up the maximum size. After more discussion, Mr. Jennings said to Mr. Allsing that perhaps something to work this out can be proposed that has not occurred to Mr. Jennings, but he's not come up with anything. Mr. Long noted a small sliver of sunshine. Ms. Lynaugh explained that non-exclusive only means that the area of land may have more than one easement granted across it by an owner.

It was moved by Mr. Long, seconded by Ms. Gibbings and carried by the following vote: Ayes—Long, Allsing, Lynaugh, Gibbings, and Merkuloff Nichols. Noes—none. Recused—Zacharias.

Mr. Jennings said it appeared to him that the vote may be against a second sign. If so, he would like to advise the Board that he would like a formal response as to whether by refusing a second sign, the Board taking a position as to my legal rights? Mr. Allsing told Mr. Jennings that while he understood what Mr. Jennings is saying, the converse is also true. That is, by approving a second sign there may be an implied approval of the Jennings' position. Mr. Jennings admitted he hadn't examined that; however, he wanted to be clear he would like an answer to his question.

Further, Mr. Jennings reminded the Board he has two requests: one, approval for two signs and two, a directive from the Board to be published in the minutes and the newsletter notifying homeowners of the constraints regarding passing through the easement in question. If my request for the directive is not approved, please respond as to whether the Board is taking a position that the easement is a common community area for pedestrian traffic.

The Board took a brief recess.

3. Public Comments – Mr. Somerville discussed the fact that the Mason case is on the Superior Court's calendar this coming Friday at 1:30pm. The Masons are asking for the funds collected by the Association to be returned. He reminded the Board they had said in a newsletter they would keep the association informed of developments. He pointed out he accessed the Court's online portal to obtain court documents regarding the hearing. Mr. Mason has a new attorney and currently there are two separate subpoenas for deposing the Masons. Mr. Long explained some background regarding postponement of the depositions and the timing of the matter. The depositions are not public. Ms. Lynaugh said the Board is discussing how to move forward. Mr. Somerville stated the main problem is an injunction to prevent Mason from flying; he said this injunction needs to be reinstated. He said transparency is important to him, and closed meetings are not transparent, and he is worried about the best interest of the Association. A counter argument needs

to be put forth in court. Mr. Zacharias said at this point only the Mason's filing on this matter is in court; our attorney will appear and counter. This matter is on the Court's calendar for Friday, October 25 at 1:30pm and attendance can be in person or on Zoom.

4. Secretary's Report:

- a. It was moved by Ms. Merkuloff, seconded by Ms. Gibbings and unanimously carried to approve the minutes of September 4, 2024.
- b. The Board received a letter of resignation from Chair Long, effective February 2025.

5. Treasurer's Report

- a. Ms. Lynaugh provided a brief budget report, which shows a current balance of \$64, 656. There is a foreclosure on a property on Greywolf, so the Association should get back the outstanding dues from that sale, as a lien is in place. There are three other properties in arrears. There was a brief discussion about arrearages and collections.

6. Reports from Standing Committees:

- a. Insurance Committee – Mr. Allsing said there is nothing from the Insurance Committee
- b. Airport Committee –Ms. Lynaugh reported a new battery, and flashing unit was purchased for the runway X. Mr. Long said there is a new safety item which can be purchased. The Raikes Glen airport has it. It is an auto radio frequency device, with stop lighting at each end of the airstrip. When a plane comes into land, the pilot clicks their lights on two or three times and the stop lighting comes on. The system costs about \$6,000. Mr. Long pointed out safety is becoming a greater concern. Mr. Somerville wondered if such a device would help the Association's insurance costs. Ms. Lynaugh commented that is something we could discuss when preparing the budget.
- c. Curve Committee –Ms. Lynaugh told the Board there was a county meeting recently to discuss a draft plan County 6-yr Transportation and Improvement Program (TIP). The "curve" project at Kitchen Dick and Lotzgesell has been consolidated with the Dungeness Recreation Area Access Improvement Project. She spoke to the engineer involved, and he said some

people did attend the meeting, but it was just a review of the transportation improvement programs to show funding and possible construction dates and did not have a review of the actual project design documents. The construction is likely not happening until 2026. The County has roughly \$1.6 million of federal funding. They are going to be working with the Jamestown S'Klallam Tribe, as the Tribe has taken over managing the Dungeness National Wildlife Refuge. The most critical issue in the County Park is the realignment of the Voice of America Road; it needs to be pushed back from the bluff as the bluff is eroding. Construction estimates for work were done before 2020 so potentially there isn't enough money for the project, and it might get broken into phases. The engineer said in the next few months, they will start meeting with neighbors of the curve project, using a radius for notifying them. Ms. Lynaugh told him that there are residents in the Association who are directly impacted by the curve project and the Board will be encouraging neighbors to work directly with the County. Ms. Lynaugh observed this project will take a long time and will likely take longer than anticipated as it will likely be phased. Mr. Allsing said he had a homeowner contact him about the meetings, and he explained to the homeowner that this was the TIP plan, not specifically about the curb project. Ms. Gibbings asked if there was an opportunity to influence design. Ms. Lynaugh stated the design is currently in draft form, and the County will be holding meetings. There are two homeowners along the right of way on the inside of the curve which was in place when they built their homes. The primary issue for them is going to be their driveway access to the newly aligned road and how they can see traffic. These residents will be encouraged to work directly with the County engineer on a design.

- d. Nomination Committee – Mr. Zacharias said that it appears that Joel Cziok is serious about an appointment to the Board. He pointed out terms are up for all Board members except for Ms. Gibbings. Ms. Gibbings said we need to notify the community. A general discussion occurred about the need for a management firm if not enough people come forward to serve on the Board. A newsletter is due to be released in November, so this will be the top headline of the newsletter.

- e. GovDoc Committee – Ms. Gibbings acknowledged the GovDoc committee has been holding off asking for legal help due to the current situation with Mason. That issue will influence the budget and the legal representation desirable for the GovDoc committee. But she stressed that there are issues the committee can start work on to keep the community involved. Mr. Long felt the GovDoc committee can take on whatever they see fit. After more discussion it was suggested that the GovDoc committee meet to review current documents, review samples from other HOAs, county law, the Washington Uniform Common Interest Ownership Act (WUCOIA). Then look at possible items which could be updated in our CCRs. Ms. Jennings said the group needs to elect a chair and a secretary as well. In fact, perhaps the CCRs can address how the committee of the Association should be structured, meeting times, and so on. Ms. Gibbings will move forward. It was also pointed out that any change to the Gov Docs will take a large effort to get the 67% needed, so piecemealing changes is not an option.
7. New business – The street sign at the corner of Tyler View and Maynard will be moved soon, out of the easement. Scott Butler had contacted Kattan’s attorney to see if they would pay in whole or in part for central mailboxes; no response was received. Any further discussion on this item is in closed session. Mr. Somerville asked why in closed session. Ms. Lynaugh answered because it is potential violation and as per the By-laws potential violations are to be discussed in closed session.
8. Closed Session
 - a. BRF vs. Michael Mason et al.
 - b. Possible violation of governing documents of the Association
9. Return to Open Session; no actions were taken.
10. The meeting’s Closed Session is continued to Wednesday, October 23 at 9am at the Nichols’ home.