

**Blue Ribbon Farms Property Owners Association
Board of Directors
March 28, 2025 - 10:00 am
The Baritelle's Home, 131 Maynard Road**

1. Call to Order: The meeting was called to order at 10:10 by Chairman Andre Baritelle. In attendance Vice Chairman Jennifer Gibbings, Secretary Joel Cziok, Treasurer Carmen Lynaugh, and Members at large John Cuny and Jennifer Blackwood, joined at 10:30 by Leslie Bagwell. Property Owner Doug Medena was also present. There was a quorum.

2. Public Comment: Andre spoke about a recent glitch with autopay with Cascadia Water, and advised if homeowners are delinquent, potential for loss of water rights is possible. There was discussion on the metering system changes.

Doug spoke about current property concerns over easements and the and the Board reviewed the original plats and the short plats that have language that differs from one view to another as they were developed. Egress routes were discussed by Doug and the Board, as well as future building sites with potential private road issues at the end of Tyler View. Doug went on to include the subject of drone use, restrictions, and asked to be included in discussions with the Airport Committee and the Board.

3. Approval of Minutes:

It was moved (Andre) and seconded (John) to approve the minutes as submitted to the BOD from the February 28, 2025, Board Meeting, and unanimously approved.

4. Treasurer's Report: Carmen reported that currently we have received \$11,600 in assessments, an account balance of
The final approved FY25/26 budget has been finalized and sent to be posted on the website.
There was general recurring bill discussed as well.

5. Standing Committees Reports:

1.) Insurance Committee -

John reported that the current insurance policy quote from Chubb included an increase of \$300, for a total cost of \$3,307 for the year. An option that was offered was to lock in our current rate for the next three years.

It was moved (John) and seconded (Andre) to accept the quote for insurance from Chubb on our airport liability insurance policy and also accept the continued three-year fixed premium policy. It was unanimously approved.

2.) Airport Committee -

John and the Board discussed the meeting format for the Airport Committee, and the information flow and reporting back to the Board. Included were the postings on the website that are not only informational to the POA, but also fellow aviators educating themselves on our communities' requirements. Andre commented on the poor attendance by pilots at the Airport Committee meetings, which is a problem.

Andre presented to the Board a fixed position signal beacon option with a pilot-controlled transmitter similar to a garage opener for warning cars on Maynard and Tyler View that a plane maybe using them as a taxiway. Another safety measure that has been completed is the purchase of safety vests to be worn by our mower operators.

With safety as a large concern for aviators and pedestrians a discussion on a ground school to educate the POA owners on our airport operations will be planned. It was then turned over to the Airport Committee for additional planning to be presented to the Board and ultimately inform the POA Members in an email blast when their decision and planning is complete.

Continuing, the discussion moved on to discrepancies and views of the common area and Lot 39 in our CC&Rs, the dimension of the airstrip is roughly 64' wide. The properties bordering the runway on both sides are all private property and not common area. Each of these properties that border the airstrip has a 120' building Setback Line that is on their property and not part of Lot 39. The County does not regulate what is allowed in the building setback area but is governed by the POA. Some owners have given permission for others to walk across their property to access the runway/Lot 39. Also, Maynard, Lands End, and Tyler View roads, although they are "private roads" as called out in the CC&Rs they have a 60' General Easement that was granted with the BFR Division 2 subdivision which may be used by all owners. Safety concerns continue with off leash dog walkers. Under Clallam County regulations all dogs must be under control. The Airport Committee and Governing Documents Committees will continue to review this subject, but using "at your own risk" is coverable under our insurance at this time.

Ingress & Egress easements were discussed and explained, some short plats contain the ingress/egress easements where the developers made them exclusive to the property owners in the short plats.

Further discussion and information will be brought to the next Board Meeting on pedestrian safety, dog leash requirement and what walkways are available including the Lotzgesell. John, Joel, and Carmen will be working on a document to be published for educational purposes.

3.) Curve Committee -

Currently there is no schedule from the County on the curve project at Lotzgesell and Kitchen-Dick. It was decided that Andy would email the Committee that they are on hold. There was discussion on the right of way and the 50' building height restriction in flight path easement on the south side of Lotzgesell within BRF.

It was moved (Andre) and seconded (Leslie) to suspend the current Curve Committee until such time there is a schedule from the County on the project. It was unanimously approved by the Board.

4.) Governing Documents Committee -

Currently the Governing Documents Committee is getting feedback from the Community on items that are most important to them. The GDC also encouraged the BOD to engaging an attorney to provide guidance and legal opinions. Next meeting will be this Saturday to discuss items that have been brought before the Committee for review.

Beyond that, an operating procedures document template for all committees and chairs as they work on BRF POA matters was suggested.

There is also an Operating Procedures Sub-Committee for reviewing current procedures in the gov docs and developing new procedures.

5.) Nominating Committee -

No current activity.

6. Old Business:

1.) Status of new BOD transition from previous BOD.

Files have been exchanged.

Keys for the post office box and names for the bank accounts have been updated.

Our contact with the FAA needs to be updated and John Cuny will assume the responsibility for the POA, and our website updated with that content.

2.) email blast - completed on March 7, 2025.

3.) GDC Survey - due on March 31st.

Seven surveys received to date.

4.) Safety - Membership education and information.

Has been covered in earlier discussion. John, Joel, and Carmen will be working on information for this.

5.) Fine Structure Comments - Due April 15, 2025.

Is in progress. Only 7-comments have been received. At the next BOD meeting Carmen will request that an Executive Committee be formed to review the comments and narrow down the fining structure.

7. New Business:

1.) Annual Picnic

Last years picnic was successful and looking towards September for our next picnic. Venues were discussed for the picnic as well as the annual meeting and will be determined in the future.

2.) Grass Strip Newsletter status

Format, and content were discussed. Our webmaster has the format/template for the newsletter. The information will be reviewed by the BOD prior to finalizing it.

3.) Form Executive Committee to hire an attorney.

Several attorneys were interviewed last year by phone and there is not an abundance of suitable attorneys that deal with HOA groups. Carmen has several leads on attorneys and a questionnaire that was previously used with a scoring sheet. This will likely take some amount of time which is undetermined at this point. Carmen and Jennifer will work on this search.

It was moved (Andre) and seconded (Leslie), to form a Legal Executive Committee made up of Jennifer Blackwood and Carmen Lynaugh to search for a legal representative for BRF POA. It was unanimously approved.

8. Closed Executive Session

1.) Potential Violations

9. Return to open session

It was moved (Carmen) and seconded (Jennifer Blackwell) to hire a surveyor to locate the easterly end of the 60' General Easement on Tyler View and in 3 locations locate the 60' General Easement and any obstructions within the easement. It was unanimously approved.

Andre will contact the surveyor.

10. Set next meeting date

Friday May 9, 2025, at 10am. Location TBD.

11. Adjournment

The meeting was adjourned at 1:25 pm