
Blue Ribbon Farms Property Owners Association

Board of Directors

May 9, 2025 – 10:30 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, Members at Large John Cuny and Jennifer Blackwood. There was a quorum present. Leslie Bagwell excused from attending.

2. Public Comment –

LOT 39 - Andre began the meeting and spoke of recent activity on lot 39 airfield with respect to mowing and signage removal and encouraged respect be shown for our property owners and association signage. There was discussion by the board on permissions, easements, and rights to access lot 39 using the existing easements, and public and property owner's road usage, and trying to respond to the needs and wants of the community. Safety and risk continue to be a major concern of the BOD. Keeping the community informed by education through newsletters and our website is of great importance. Alerting, signage, wildlife on the runway and other usage was discussed by the Board with regulatory signs on the road, and property signage by the homeowners, and monument signage for the Blue Ribbon Farms POA discussed as well.

Respect – It has come to the Boards attention that we must remind our members to treat both members and the Board respectfully in correspondence and in person and on committees.

3. Approval of Minutes – The meeting minutes were reviewed from the March 28, 2025. There was no additional discussion.

It was moved by Carmen Lynaugh, seconded by Jennifer Blackwood and unanimously approved by the Board to accept the minutes.

4. Treasurer's Report –

a. Carmen gave the report on the status of assessment collection. 16 people are outstanding and this constitutes 29-lots. Second notices have been sent out. There is one lien that is on one property, and three that are delinquent by two or more years. Carmen will seek assistance in placing liens on the other delinquent properties.

b. Status of account balance. \$43775.

5. Standing Executive Committee Reports

a. Airport Committee -Mr. Baritelle/Mr. Cuny

John reported that the fertilizing, mowing and John brought up the topic of a ground school to bring members up to speed on the Blue Ribbon Farms airfield operation and may have additional information perhaps by July to develop a learning opportunity. The website has been changed to reflect the FAA current contact information to show John Cuny and Air-Nav data has been updated and will take some time to reflect it.

John reported that our insurance with Chubb has been renewed, paid, and locked in for the next 2-years.

Additionally, there was discussion on the possibility a webcam could be helpful to the pilots and community. Andre will investigate more fully with regards to a balance of privacy and information.

b. Legal Executive Committee – Ms. Lynaugh

On hold until early or mid June.

c. Nominating Committee –

Not currently meeting.

6. Ad-Hoc Committees

a. Governing Documents Committee – Ms. Gibbings

Jennifer Gibbings reported that there is a key group of participants that attend these meetings. However, due to the number of topics at hand they do not have enough volunteers with the number of sub-committees they have. A members request sub-committee was created, and along with the airpark sub-committee. They will each take one topic and run it through the framework. Carmen, Andre and Jennifer developed the framework along the who, what, where, when, and why and how we will address and solve an existing problem and the relevant sections within our own bylaws and cc&r's, federal state county and any applicable laws and regulations. The framework will be incorporated into the other aspects as a template to follow and be important for the consistency and future of our organization.

There was more discussion on the airpark subcommittee and the process and differences that may or may not be useful for procedures and documents that will need to approve by the POA.

Curve Committee – currently on hold. There is a possibility that an impending meeting may be in the future. There was conflicting information of an upcoming meeting on the curve design, and at this point there is no meeting planned by the county. John asked to be included in any discussion, as there are existing power poles which could be a concern to the pilots.

7. Old Business

- a. **Surveys** – The surveys as brought to the membership at the annual meeting and the annual dues notice have been completed.
- b. **Safety** – Membership education and information continues to be a major topic of concern to the Board. John is planning on July 8 from 1-2 pm.
- c. **Fine Structure Comments** – Carmen said there were 19-response comments on the fine structure, and it is on hold at this point. There will be additional information needed before the finalizing the structure of violations, and more help will be required. Although there is violation wording in our docs, we have no fines attached to them which will need to be defined. An executive committee may need to be formed to set the fine parameters.

d. Grass Strip Newsletter

Jennifer Blackwood and Leslie are working on the Newsletter and will submit it to Adrian by June 2.

- e. **Annual Picnic** – Joel will work on setting up the POA picnic. There was discussion on location, and a tentative date of September 13.

8. New Business

- a. **Cascadia Update** – Pipe flushing schedule will be in the following week. There were comments on the lawsuit justification, and the chlorine smell.
- b. **Residential Construction** – there was discussion on the construction projects on Greywolf and Buckhorn Roads, and a new structure on Kitchen-Dick just outside BRF. Other discussion revolved around construction completion, and continued progress within our CC&R 's and our community.

9. Closed Executive Session

- a. **Potential violation**
- b. **Return to open session with no reportable action from the Closed Executive Session.**

10. Next Board meeting date June 25, 2025, at 10:00 am

11. Adjournment

Secretary

Date of approval