

**Minutes of the Blue Ribbon Farms
Airport Committee Meeting
June 17, 2025
10 AM, Mr. Baritelle's residence, 131 Maynard Rd.**

NOTE: These are action type minutes, intended to assist in tracking decisions and to provide some description of the action discussion, next steps and potential deadlines. These do not necessarily contain verbatim discussions or items not pertinent to the committee agenda.

1. Meeting was called to order at 10am. Andre Baritelle, Board Liaison to Airport Committee, host of this meeting, welcomed those attending and introduced Chairman John Cuny who also welcomed the attendees. Also present were BOD Treasurer and acting committee secretary Carmen Lynaugh (by phone), Janis Hernandez, Doug Medema, Dennis Jennings, Mark Long, Drew Zacharias, Mickey McCrorie, Rick Smith, Dave Woodcock, Steve Robinson, Jim Nichols and Jeff Hecox. Bob Bagwell had an excused absence. (the meeting was recorded for the record)
2. John welcomed everyone to the meeting and gave an overview of the meeting and requested everyone to think about whether they want to be on the committee. At the end of the meeting the list of official Airport Committee Member was: Andre Baritelle (Board Liaison), John Cuny (Chair), Carmen Lynaugh (acting Secretary), Mickey McCrorie, Janis Hernandez, Drew Zacharias, Rick Smith, Dennis Jennings, Doug Medema, Dave Woodcock, Steve Robinson, Mark Long, and Bob Bagwell. There are 13 members on the committee and will act as voting members for decisions of the committee. All POA members are welcome to the Airport Committee meetings.
3. Approval of March 15, 2025 minutes: John made a motion to accept the minutes as posted, Andre seconded motion. Motion carried.
4. Airpark Sub-committee to the GDC – Doug, chair of sub-committee, gave a report on their work. The sub-committee found there are 4 main issues from the surveys: public access to Lot 39 (common area), dogs on leash, airport safety which includes education and flight operations. The Airpark sub-committee will be collaborating with the Airport Committee on their work for the GDC. The GDC has a process in place to start the work on updating the gov docs. Doug went over the minutes of their last meeting and will bring back recommendations to the Airport Committee for a formal response to their recommendation. Carmen made a recommendation that the Airpark Sub-committee review the wording in our current CC&Rs in Article III. Airstrip, Section 5. Airport Committee on what the airport committee consists of, if there are recommendations for changes then they would be presented to the airport committee.
5. Drones and Unmanned Aircraft Systems (UAS): John reported that there have been two incidences of use in the flight path that will be brought before the Board. Andre reported that usage of drones is changing quickly regarding the FAA and because we have a rule for use of the airstrip currently addressing these on our website, we should continue to require people to follow them. Our rules require the user to have an observer with a radio, each time the incident happened there was no observer.

John also shared that the FAA is aware of what we are trying to come up with for our POA but right now the FAA is working on regulations. At this point we need to stick with what we have on the website as rules of operations. Doug was asked to have the Airpark Sub-committee look into this issue.

6. Run-up Area and Guest parking: The area is located on the southwest corner of Andre's property at the bend in Lands End. Andre will allow the use and a plane may be parked overnight. There are no permanent tie downs and anyone using it need to provide them. The BOD will have to enter in to an agreement for the use of Andre's property.

7. Maintenance:

- a. The fertilizer was put down and mowing continues. Mark feels the runway is in good condition. The text messages stream is working.
- b. Signage – there is an inventory of signs and will continue to look into the need for more signage. Dennis felt that most of the signage is working and appropriate. Need to look at the two plane runup/parking areas for appropriate signage. John made a motion to highlight the edge of the runway and the runup/parking areas with appropriate signage. Dennis will look into it. Motion was not acted upon.
- c. Sprinkler System – Rick reported that the group fixed the section that was not working. The west end was discussed and it was confirmed for over 10 years that the sprinkler system was not being used due to concerns by resident that it was causing bluff erosion. It was discussed that this is most likely not the case as subsurface water causes most of the bluff erosion and not surface water. John spoke to a soil analysis guy and Andre stated that due to the strata in our area we have water down at 100', therefore it is most likely sub-surface water not surface water causing the erosion. Due to the ground being so dry it may cause surface erosion. Surface erosion is dangerous to airplanes by causing erosion to the aircraft. Also, the west end does not have the same water pressure as the east end which results in less water being sprinkled. Jim said he feels it needs to be watered and he lives next to the area. The question is if we feel the watering of the area will enhance the condition of the runway. John says that the bluffs at the end of the runway continues to sluff off. Bluff stabilization is not an option due to regulations. Carmen made a motion to turn on the irrigation on the most westerly section, Mark seconded. The motion passed and Jim offered to notify the neighbor of this decision.
- d. Orange cones for the taxiway needed at – north side along Maynard Rd., at Airpark Rd. access, at runup area; we have \$150 budgeted for this
- e. Windssock replacement – need volunteers to do the replacement, full budget spent on this, \$250
- f. Sprinkler concrete rings – budget is \$100; Rick said he is considering just using grass killer around the sprinkler to be able to find them instead of the concrete rings
- g. The committee wanted to thank Bill Camuso for letting us store the mower and manure spreader for the last year. They have since been moved to Andre's house. The committee may need to look at a storage building in the future and request a budget for it. Or if a volunteer has space for storing our equipment. We currently have a fertilizer spreader, sprayer, mower, aerator, roller and a manure spreader.
- h. Mowing – continues to be completed and it is greatly appreciated. Just remember not to mow too short to try and keep the airstrip healthy.

8. Safety:

- a. Education – Airport Training Day was tentatively set for July 8th and now has been rescheduled for August 26 at 1pm, the location is at the east end windssock by the pump house. The information presented will be aviation safety and runway orientation. John will be looking for volunteers to assist with the training. John stated that a hot topic will be where to cross the runway; the insurance company is aware and allows crossing but not organized use by pedestrians.

9. John made a motion to adjourn the meeting, Andre seconded. Motion passed.

10. Next meeting scheduled to be determined. Mr. Cuny thanked those attending and adjourned the meeting at noon.