

# Blue Ribbon Farms Property Owners Association

## Board Of Directors

August 22, 2025 Baritelle's Residence  
Minutes

- 1. Call to order:** The meeting was called to order at 10:00 by Chairman Baritelle. Present were Andre Baritelle, Jennifer Gibbings, Joel Cziok, Carmen Lynaugh, Leslie Bagwell, John Cuny, and Jennifer Blackwood.
- 2. Public Comment:** There were comments on the recent accident and repairs at Maynard Road and Kitchen Dick regarding signage and speed limit, and impending construction that will have more traffic on Maynard. Also the pond as part of lot 39 was also discussed.
- 3. Approval of Minutes:** The minutes from July 7 were reviewed, with discussion. Corrections will be addressed to the Treasurers report for accuracy. The Closed Session will be removed and placed in file for future reference, with a correction per discussion. Approval was tabled until the next session.
- 4. Treasurers Report:** There was discussion on the meeting regarding the balances of our accounts that is needed, and it was agreed that the financial portion need not be public, but available on request to any Property Owner. At this time we are not able to have an owners sign in with password protection and not expected in the near future without access to a private web.  
The Treasures report was presented. There are 4-lots with outstanding dues with 4-lots outstanding for the last 2-4-years. There is a lien on one of the properties. The current account is available to any property owner with prior notification to the Treasurer.
- 5. Standing Committee Reports:**  
**Airport Committee:** Andre gave the Airport Committee report. The training session is coming up, and the attendance, aircraft, and presentation were discussed.. The manure spreader is working well, and will be continued. There may be a budget item aded for topsoil application. Bird migration and possible laser use to disperse flocks on the runway was discussed. The cones that were purchased have been used in various places on lot 39. The transit parking area has been used by a new resident on Buckhorn, and has noted it is very doable. A storage unit was also discussed.
- 6. Ad Hoc Committee Reports:**  
**Governing Docs Committee:**  
A Governing documents Committee report was presented with a meeting scheduled for next Friday. The Airpark Subcommittee was going to present to the Airpark Committee a change recommendation which may not have been aligned with the templated structure of the Gov Docs Committee. There are many topics that have been discussed by the Gov Docs committee with focus on topics that will actually change the CC&R's an Bylaws. It will eventually be presented by the Airpark Subcommittee at the Airport Committee meeting and voted upon, having been through the templated process developed by the gov docs committee. Priority items are being reviewed and considered within the Gov Docs. We are a unique community as an Airpark, and have concerns that are not usual, which is why legal opinions are important to align with regulations and safety and privacy issues.  
With the engagement of our attorney, topics of concern will be presented to be sure we are proceeding in the proper manner to address these issues. It was commented that with the change in population since the CC&R's were adopted, and the upcoming changes required by the state we are no longer operating business as usual. There are WA State changes coming in 2026 and WSCAI is a valuable source for news and information for our POA. They have a timeline for upcoming changes that will affect all HOA/POA organizations.

**MOTION 1.**

*It was moved (Ms Blackwood), and seconded (Mr Cuny) that we enroll with WSCAI at a membership level of \$325 for all Board members with monies allocated out of our legal budget and unanimously approved.*

Ms Lynaugh will sign us up with WSCAI.

**Legal Executive Committee:**

Ms Lynaugh advised that there was nothing to report by Legal Executive Committee.

**7. Old Business:**

**8. New Business:**

A complaint letter was received by the Board on signage on Greywolf at Greywolf Aircourt for taxiway. It had been added to an existing signpost. There was discussion on other instances of signage within BRF. As this is a sign supporting safety to all regarding aircraft operations, the Board agreed it should stand. A letter will be sent to explain the safety issue and reason for it remaining in place.

**MOTION 2.**

*It was moved (Ms Lynaugh) and seconded (Mr CUNY) to go into Closed Executive Session and unanimously approved.*

**RETURN TO OPEN SESSION**

**Motion 3.**

*It was moved (Ms Lynaugh), and seconded (Ms Gibbings) that the BRF POA enter into an agreement with Hanis Irvine Prothero, PLLC to provide Gregory F. Cromwell as general counsel and also authorize the Board Chair to execute the fee agreement, and unanimously approved.*

**Motion 4.**

*It was moved (Ms Lynaugh), and seconded (Mr Baritelle) that the Kataan appeal for waiving the penalty fee has been denied, and unanimously approved by the Board. A letter will be issued.*

**Motion 5.**

*It was moved (Mr. Cuny) and seconded (Ms Lynaugh) that a second letter be issued to Clallam County regarding the Kitchen-Dick property residence that is not in compliant with County codes that affect our Association. Copy to be sent to owner. Motion passed unanimously.*

There was discussion on the agreement to be made with the attorney, and the process. Recommendations from the Legal Executive Committee will be brought back to the Board prior to submitting to the attorney.

The picnic was discussed. The email blast has been sent, grills, porto-potty and chairs/tables and other parts were discussed to be acceptable to Bill Camuso. Static aircraft display, safety information, and invited guests from the Clallam Sheriff on Neighborhood Watch, and Clallam County Ready will participate. The Board will plan on preparing and participating in all aspects of the event.

The nominating committee and process was discussed with the nominating committee members from the past mentioned. With some members departing from their current terms, this needs to be prioritized.

9. The next meeting date was planned for September 30th.

The meeting was adjourned at 1:18 pm