

**Blue Ribbon Farms Property Owners Association  
Board of Directors  
November 24, 2025 10:00 am  
The Baritelle's Home, 131 Maynard Road**

**Minutes**

**Call to order:** The meeting was called to order at 10:04 am by Chairman Baritelle. Present were Andre Baritelle, Jennifer Gibbings, Joel Cziok, Carmen Lynaugh, Leslie Bagwell, John Cuny, Jennifer Blackwood, Sheryl Cuny, Lisa Baxter, Janis Hernandez. A quorum was present.

**Public Comment:** Ms Gibbings introduced Lisa and Sheryl and Janis from the GDC to the Board. Jennifer outlined the process of the GDC recommendations for the changes to our CC&R's and Bylaws, with the 2-parts of the GDC, those being the legal side and documents reviewed by our lawyer, and the improvements that we as members can make to our community.

The Airpark Subcommittee is working closely with the Airport Committee and Janis is the new chair of the Airpark Subcommittee. The Board will be asked to weigh in on the recommendations which would then be presented to legal for feedback back to the Board that would then move it back to the GDC to determine the next step.

One topic being handled is taking the airport operations out of the CC&R's and into a separate document, as the rules of operation and policies over drones, and flight patterns and other situations continue to be addressed. Several changes were discussed where changes to existing CC&R's Article 3, Section 5 b and Section 6 b o standard left hand flight patterns as well as flight operations rules, policies, including other traffic patterns, taxiing procedures and the like that are part of the Airport Committee overview. There was discussion on the ability to change rules of operation if they were in the CC&R's vs a changing rules or regulation from the FAA which would be adopted.

The Airport Committee and the Airpark Subcommittee have been unanimous in the acceptance of the changes, and the community is working well as evidenced in these discussions. The 32-year old document we are working with is definitely in need of reworking to bring it up to date.

***Motion 1:*** *It was moved (Carmen) and seconded (Andre) to approve the template from the Airpark Subcommittee's change recommendation 1st topic adding Section 4B as presented at the meeting and forwarding the template to the attorney. The Board unanimously approved.*

This information will now go to the Legal Executive Committee, and shared to the attorney, with the recommendation coming back to the Board.

Lisa presented as chair of the Member's Request Subcommittee information on the topic of RV's which is tabled due to changing county regulations, and shipping containers which are exempt from any county restrictions. Our CC&R's do not refer to shipping containers on properties. County regulations refer to tie downs and such needed and permits over 400sq ft and other codes for container usage. The recommendations of the Subcommittee were presented and discussed in order to appropriately have containers comply with county codes, colors to closely match existing building color scheme within 120-days, and allow only 1-container per property, with possible grandfather privilege for existing lots. We may also need

to check to see if existing containers are in compliance. There was discussion about violation and enforcement issues.

**Motion 2:** *It was moved (Carmen) and seconded (Joel) that the change recommendations from the Member's Request Subcommittee template on the usage of shipping containers with the additions as discussed and the template forwarded to the attorney. The vote carried unanimously.*

The next GDC meeting is planned for December 5th. There was discussion on topics that would be brought to the Annual Meeting that are of most interest to the community, including dog walking that should be included in the CC&R's.

**Approval of Minutes** – The minutes and the Closed Session Minutes from October 24th were presented and tabled for the next meeting.

**Treasurer's Report** – The Treasurer's report was given with no significant changes and is available for review with a request to Carmen. There was also discussion on the value of having a private firm handle the bookkeeping and provide the Treasurer's support by handling duties currently being completed by the Treasurer. There would still be a need for a Treasurer, but they would have assistance doing tasks. Some firms referred from WSCAI. Costs range from \$500-1200 per month in some Cases. More research into firms is needed.

### **Standing Executive Committee Reports**

**Airport Committee -Mr. Baritelle/Mr. Cuny** - it was reported that the maintenance on the runway has been proceeding, and the general mowing are maintaining lot 39. Also commented was if there are obstacles that might be observed by walkers it would be great to enhance safety at the field, and general safety. Topsoil will be spread before Christmas.

**Motion 3:** It was moved (Carmen) and seconded (J. Blackwell) to approve the minutes from the Airport Safety Training and post them to the website in the archive and airstrip tab, and they be included in the next newsletter. It was approved unanimously,

**Legal Executive Committee - Ms Blackwood:** there was discussion on the need for the attorney to advise us on accepting donations, be it money, physical property, and manpower. Budgeting questions were discussed regarding legal questions.

**Motion 4:** *It was moved (Carmen) and seconded (Leslie) to ask the Legal Executive Committee to create a task of budgeting questions for the attorney. It was unanimously approved by the Board.*

### **Ad Hoc Committees**

**Governing Documents Committee – Ms. Gibbings** - There was nothing further, as the presentation began the meeting.

## **Old Business:**

The Nominating Committee was discussed with several people who Leslie has spoken to and are agreeable to work on the committee. There is a list of 16-potential candidates who will be interviewed, and a larger request is out to the community. Other roles and candidates were discussed that will be part of the newly elected Board per our bylaws. Potential candidates can reach out to Leslie via email or Board contact at the website.

Blue Ribbon Farms Annual Meeting: the venue this year will be February 22 (Sunday) at 2:00 pm at the Sequim Prairie Grange. The cost and venue were discussed. The content and presentation to the community was discussed.

Newsletter: there was discussion on delivery via email and the ability of the community to receive BRF POA correspondence. Privacy is a concern of the Board. There will be new contact requirements in the state regulations that we will adhere to. The newsletter is ready for publish.

Transient Parking: Andre has been making part of his property available for transient parking of aircraft, and people are using it. The procedures for using it are not finalized, and there is a draft agreement under way.

## **New Business:**

Agenda and Board Packets WSCAI: There was discussion on the format of how we are putting out agenda and board packets, and whether it is enough and how there may be more information coming forward in 2026 on what content is in an agenda and board packet and how it is presented may be coming into play.

***Motion 5:** It was moved (Carmen) and seconded (Leslie) to move to closed session at 1:51 pm*

**Return to Open Session 12:24 pm**

**Set next meeting date:**

- **December 19 10:00 BOD Baritelle's**
- **January 16 10:00 BOD Baritelle's**
- **February 20 10:00 BOD (prior to Annual Meeting)**
- **February 22 2:00 Annual Meeting**

**Adjournment**