

**Minutes of the Blue Ribbon Farms  
Airport Committee Meeting  
January 7, 2026  
2 PM, 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. **Attendance Record:** Meeting was called to order at 10:05 am. Andre Baritelle, Board Liaison to Airport Committee, host of this meeting, welcomed those attending and introduced Chair John Cuny who also welcomed the attendees. Committee members in attendance were: Andre Baritelle (Board Liaison), John Cuny (Chair), Drew Zacharias (Vice-chair), Carmen Lynaugh (Secretary), Janis Hernandez, Dennis Jennings, Mark Long, Mickey McCorie, Doug Medem, Dave Woodcock, Rick Smith and Bob Bagwell. Excused absences committee members were only Steve Robinson. Other POA members in attendance were Sherl Cuny. A quorum was present.
2. **Approval of Minutes:** Approval of October 22, 2025 minutes: Andre made a motion to approve the minutes as provided. Dennis seconded motion. Motion carried.
3. **Airpark Sub-committee (of the GDC) presentation:** Janis presented and there was discussion on the following sub-committee topics. The Airport Committee gave thoughts on how to proceed on each of them. The sub-committee will produce templates for review and possible approval by the Airport Committee.

1. **Airstrip & Area – Pedestrian Access and Safety**
2. **Airport Safety**
3. **Airstrip restrict use**
4. **Airstrip – Commercial Flights not allowed**
5. **Airstrip – What is allowed in the 120-foot building setback?**
6. **Are Pilots are required to provide proof of insurance – min \$1M**
7. **Private Streets – Pilots pay to maintain taxiways**
8. **Policies and procedures for Drones, violations, committees**

**4. Budget Discussion:**

- a. Status of FY25-26 Budget was discussed and the following show the outcome. After discussion on the state of the runway, it was decided that a soil analysis would be beneficial.

Carmen made a motion to request that the Board authorize the Airport Committee to use from the FY25-26 budget, \$200 from the Fertilize line item and \$150 from the misc. repairs line item for a total of \$350 to hire a consultant to analyze the soil condition of the airstrip and make recommendations. Dave seconded the motion. Motion carried.

If approved by the Board the actual spent for FY25-26 will include \$350 for a soil analysis of the runway. This expenditure needs Board approval as it was not a line item in the budget worksheet, the next Board meeting is January 18, 2025. If approved the money needs to be spent by February 28, 2026 to be in the proper fiscal year or it will need to be re-budgeted.

**5. Approved Budget for FY25-26**

Fertilizer/Pre-emergent	2,200
Water Rights	200
Misc. Repairs-Water System	200
Materials-Top Soil/compost	500
Windsock	250
Sprinkler Rings	100
Safety Vests	100
Replace Cones	150
<b>Total</b>	<b>3,700</b>

**Actual Spent to date**

Fertilizer/Pre-emergent (includes \$300 tire purchase for trailer to offset delivery cost of top soil & \$200 for soil evaluation)	2,195
Water Rights	200
Misc. Repairs-Water System (includes \$150 for soil evaluation)	202
Materials-Top Soil/compost	240
Windsock	214
Sprinkler Rings	100
Safety Vests	114
Replace Cones	143
<b>Total</b>	<b>3,408</b>

**FY 26-27 Proposed Budget**

Fertilizer/Pre-emergent & Materials – top soil/compost	3,310
Water Rights	60
Misc. Repairs-Water System & New Battery & Sprinkler Rings	610
Safety Items – Windsock & vests & cones	520
<b>Total</b>	<b>4,500</b>

21.6% increase from FY25-26

The FY26/27 Proposed budget was discussed, some line items were combined to provide more flexibility in spending on a single line item.

Carmen made a motion to approve the \$4,500 proposed FY26-27 budget request as discussed and ask the Board to approve it. Doug seconded the motion. Motion carried.

- b. There was discussion on the Capital Improvement item for a possible shed.

Carmen made a motion to table the discussion of the Capital Improvement item of a shed for future discussion and research. Doug seconded the motion. Motion carried.

- 6. **New Business:** Discussion regarding the CC&Rs Article V Miscellaneous Restrictions Section 1. Vegetation Control. The committee discussed this section and the following motion was made.

Carmen made a motion to request the Board to have the GDC review the wording in the Vegetation Controls section of the CC&Rs and possibly add any exemption request to be reviewed by the Airport Committee prior to approval by the Board. Also, request the GDC to look at what exemptions are allowed. Andre seconded the motion. Motion carried.

7. **2025 Lookback:** There was a general discussion regarding the condition of the airstrip, the top soil that was applied without manure, and the need to be more organized to get mowing completed by more pilots.
8. **Ad-Hoc Committee:** An Ad-Hoc committee was formed to what maintenance is necessary to maintain our turf airstrip. Members are Doug Medema, chair; Drew Zacharias and Dave Woodcock. The committee with seek a consultant or someone to make an evaluation. \$350 was requested for the effort if the Board approves it.
9. Carmen made a motion to adjourn the meeting, Andre seconded. Motion passed. Meeting adjourned at 4:40pm.
10. **Next meeting scheduled to be determined.**