

Blue Ribbon Farms Property Owners Association

Board of Directors

January 18, 2026 | 10:00 a.m. – 12:00 noon

The Baritelle Home, 131 Maynard Road

MINUTES

1. Call to Order

The meeting was called to order at 10:04 a.m. by Chairman Baritelle. Board Members Present: Jennifer Gibbings, Joel Cziok, Carmen Lynaugh, John Cuny, Jennifer Blackwood, Leslie Bagwell

Community Members Present: Dennis Jennings, Becky Jennings, Jim Anderson, Jean Heessels-Petit, Dave Unger, C.V. Wells, Dunbar Susong, Alice Susong, Ani Bernheisel

A quorum was present.

2. Public Comment

- Jean Heessels-Petit addressed the Board regarding taxiway signage on Greywolf Airpark Road. No action was taken.
- Dunbar and Alice Susong addressed the Board regarding the County Curve project, Association signage, maintenance, and unauthorized signs on Maynard Road. No action was taken.

3. Approval of Minutes

Motion 1: Moved (Carmen), seconded (Jennifer Blackwood), to approve the minutes of the October 24 and November 14, 2025 Board meetings, as amended.

Result: Unanimously approved.

4. Treasurer's Report

Carmen presented the Treasurer's Report, which is available to members upon request to the Treasurer.

a. Budget Discussion and Adoption

The Board reviewed the FY25-26 approved budget, actual expenditures for FY25-26, and the FY26-27 proposed budget, including a two-year look-ahead. The Board noted anticipated increases in administrative costs associated with new Washington state laws and regulations.

Motion 2: Moved (Carmen), seconded (Jennifer Gibbings), to adopt the FY 26-27 budget as presented and to set the FY26-27 assessment at \$250 per lot, and present the budget at the Annual Meeting.

Result: Unanimously approved.

5. Standing and Executive Committee Reports

Airport Committee

John and Andre presented the Airport Committee report. The committee budget was submitted to the Treasurer. The shed expenditure was tabled. Runway conditions and maintenance were discussed, including the potential use of a consultant.

Motion 3: Moved (Carmen), seconded (John), to authorize expenditure of \$350 from the FY 25-26 budget (\$200 from fertilizer and \$150 from miscellaneous repairs line items) to retain a consultant to analyze airstrip soil conditions and provide recommendations.

Result: Unanimously approved.

Motion 4: Moved (Carmen), seconded (John), to request the Governing Documents Committee to review the wording in the VegetationControl Section of the CC&Rs and consider possibly adding any exemption to be subject to review by the Airport Committee prior to Board approval. Also, request the GDC review what exemptions are allowed.

Result: Unanimously approved.

120-Foot Setback: The Board discussed Lot 39 obstructions and potential impacts to runway approach and safety. The Governing Documents Committee is coordinating with the Airport Committee and Air Park Subcommittee.

Legal Executive Committee

Ms. Blackwood, Ms. Gibbings, and Ms. Lynaugh reported on matters referred to the Association attorney and the process for maintaining transparency by copying Board members on correspondence, while limiting attorney task submissions to designated representatives. Carmen serves as lead, Ms. Blackwood as Chair, and Ms. Gibbings as member.

Rules & Regulations for Fines

The Board reviewed the proposed Rules & Regulations for Fines that was prepared with assistance of legal counsel.

Motion 5: Moved (Carmen), seconded (Ms. Blackwood), to adopt the Rules & Regulations for fines as prepared by the Association's attorney and to notify the membership of their adoption, effective January 18, 2026.

Result: Unanimously approved.

6. Ad Hoc Committees

a. Governing Documents Committee

Jennifer Gibbings reported that Governing Documents Committee matters are being addressed in coordination with the Air Park Subcommittee through established information-management processes.

b. Nominating Committee

Jim Anderson and Dave Unger introduced themselves and summarized their background and experience. The Board discussed future Board roles, transition planning, and scheduling a transition meeting approximately two weeks after election. Nominations remain open through the Annual Meeting.

Leslie reported that the Nominating Committee currently consists of two active members. The Board discussed future committee needs and identified the newsletter as a key communication priority.

Action Item: The role of Newsletter Coordinator will be carried forward under Old Business on the next agenda.

7. Old Business

The Board discussed meeting dates for the upcoming year. Consensus was reached to schedule monthly Board meetings on the second Tuesday of each month at 10:00 a.m., beginning in April.

A transition meeting is scheduled for February 27 at 10:00 a.m.

- February 20: Board meeting to finalize presentation materials for the Annual Meeting. Annual Meeting procedures and required approvals were discussed.
- February 22: Annual Meeting

The Annual Budget Report will be presented at a meeting immediately following adjournment of the Annual Meeting, as required by law.

9. New Business

Mailer: The Board discussed Annual Meeting mailer content, mailing timeline, proxy requirements, and deadlines.

- Curve Committee: Discussion was held; Chair and members have not yet been appointed.

10. Executive Session

The Board entered executive session at 2:17 p.m.

The Board returned to open session at 2:38 p.m.

Motion 6: Moved (Carmen), seconded (Andre), to refer a potential violation matter back to the Association attorney for additional information.

Result: Unanimously approved.

11. Adjournment

The meeting was adjourned at 2:41 p.m.

Minutes prepared in accordance with RCW 64.38 and RCW 24.03A best practices.