

Minutes
Blue Ribbon Farms Homeowners' Association Board of Directors
February 2, 2024 at 1 pm
The Nichols' Home 202 Land's End

1. Roll Call - Present were Board members Mark Long, Drew Zacharias, Andy Baritelle, Carmen Lynaugh, Natasha Merkuloff Nichols, Dave Woodcock, and Paul Alsing via phone. Also present was Corby Somerville.

2. Discussion regarding upcoming general membership meeting

The Board discussed the voting during the membership meeting. Mr. Somerville told the Board that historically, each proxy is assigned per lot. After reviewing the governing documents, it was moved by Ms. Lynaugh, seconded by Mr. Long that the quorum, based on By-Laws, Article V, Section 5(a) is 25% of members entitled to cast votes, either in person or by proxy. That quorum number is 43. Mr. Long amended the motion to include that one lot equals one vote; Ms. Lynaugh agreed with the amendment; the vote was unanimous in favor.

The Board then began a review of the PowerPoint presentation as prepared by Wendy Chalk based on submittals by the various Board members. Discussion centered around how to best present the slides in brief, providing an outline to the Board member discussion the topic of each slide. Mr. Somerville will speak to the accomplishments of the Insurance Committee and will prepare bullet points for a slide to be incorporated into the presentation. There was general discussions about how to present accomplishments of the board, how to ask for volunteers for the governing document committee, the order of the slides, a focus on DART (Disaster Airlift Response Team) and CERT (Community Emergency Response Team), pilots' committee accomplishments, the county's curve project on Kitchen Dick/Lotzgesell, the proposed budget, notably the figures for legal, request to waive audit, and other questions and suggestions regarding the PPT presentation. Mr. Alsing was excused at 2:40pm. Mr. Somerville pointed out, regarding the budget figures, there are two sets of eyes looking at the cash flow (the Treasurer and the bookkeeper), and two Board signatures are required to make payments. There was also discussion as to how much attorney time would be needed for the governing documents update as well as issues relating to the Kattan property and to the website update proposal. Discussion ensued as to whether to request an update to the proposed budget to increase the line item for website upgrading. The proposal in hand is for \$7600, which is substantially above the current \$2500 in the budget. After much conversation, it was decided to leave the budget as it stands. There was discussion about set up, whether white board or flip chart was available, about refreshments the Board provides, and sign-up mechanisms for picnic, book club, ladies group and documents committee.

The Board was reminded that information to the HOA members indicated the PowerPoint would be available on the website as of February 6th, and Board members were urged to get their information to Ms. Chalk as quickly as possible.

The Board adjourned into the closed session at 3:02pm, discussion Litigation: Blue Ribbon Farms Association vs. Michael Mason, et al

The Board returned to Open Session with no action.

3. Adjournment