

2025-1-18 MFPOA ANNUAL MEETING

Board Members: Denny White (President), Corey Boss, Karen Griffiths, Christine Charters, Ken Phillips, Andy Luts, Libby Hartman, Vanessa Gunther (Secretary)

Residents: 42 property owners in attendance

Meet and Greet: 0900-1000 (PST)

Meeting began: 09:58 (PST)

Welcome (Ken Phillips)

- New resident welcome
- 9 new residents in McFarland Farm

Why POA? (Libby Hartman)

- To protect the integrity of the community and address issues that may arise to preserve the sense of community and prevent deterioration of our collective property values

2024 Activity summary (Denny White)

- New Signs (Corey Boss)
 - o New signs for the east and west entrances to the community are ready for installation
- New website and email address (Libby Hartman and Karen Griffiths)
 - o Up and running
 - o Allows for easier access
- Two covenant violations addressed by board and in final stages
 - o Legal fees accrued - \$17,000 – have been recouped

Financial Status and Budget Update (Christine Charters)

- See attached end of year file
- 70 total lots with annual dues of \$75 per lot
- Projected expenses for 2025 are \$5268 which is significantly less than 2024
- Principal expenses are office supplies, website, and funds for the annual picnic and annual property holders meeting
- CD accounts have increased by 4.1% which are renewed annually

Covenant Enforcement (Denny White)

- Covenants are kept current and within existing trends
- Board is working with the property owner to rectify the issues instead of attempting to force the sale of the property.

Board Vote Outcome (Karen Griffiths)

- Ballots were sent to all property owners –
 - o **Outcome: All board members accepted for another term**

Open Discussion (Libby Hartman)

- Exterior lighting (Karen Griffiths)
 - o Proposal to regulate exterior lights for safe access by replacing bright, glaring lights with soft lights, motion detection, or timers
 - o Questions from residents: Why do lights matter when houses are separated by several acres? Original covenant addressed the issue by requiring diffuse lights. Proposals for the community or adjustments to Covenants should be more transparent and board members who are involved in the proposal should recuse themselves.
 - Original covenant from 1973 was removed at unknown time in the past
 - **Outcome: If lights are an issue between neighbors – individual property owners should talk to each other in an attempt to resolve the issue**
- Emergency Meeting Locations (Jeannine Chappell)
 - o In 2024 the MFPOA Board sent out survey asking if residents were interested in establishing meeting places or resources in the event of a major disaster
 - Resident response was that individuals would be personally responsible in the event of a disaster and establishing community meeting place (s) not accepted
 - Proposal to have a central place where information could be disseminated
 - Andy Luk offered his property at Happy Valley and McFarland as a meeting place in the event of the need to disseminate emergency information
 - Proposed individuals become certified by CERT to prepare for emergencies instead of a community response
 - Proposed each household have a sign that indicates they are OK or not OK which can allow better distribution of resources
 - **Outcome: Website will be updated to reflect the community meeting place**
 - **Jeannine will provide additional signs to the Board which can be distributed by those who need/want them**
- Fireworks (Libby Hartman)
 - o Sequim has a ban on fireworks that could be extended into the MFPOA community and fireworks can stress animals and individuals
 - Burn ban would be a greater issue as property owners which set off fireworks could create a conflagration
 - Can a proposal include a ban on illegal fireworks

- Can't board just promote community awareness of impact of fireworks on animals, individuals, or fire safety
 - **Outcome: Approximately 50% of attendees would like the issue to be put to a vote to ban all fireworks in McFarland Farms**
- Temporary Storage Sheds (Denny White)
 - Defined as metal shells covered by plasticized fabric which deteriorate quickly and become unsightly
 - Individuals should be responsible for maintaining their own property and ensuring their property is not unsightly
 - **Outcome: Proposed individuals will maintain their own property by picking up trash and maintaining any outside storage**
- Community Proposals
 - Reduce annual fees due to the amount of money in accounts
 - Increase in annual dues in 2024 was due to the increased cost of potential legal fees
 - **Outcome: Will be discussed at next Board Meeting**
 - Request transparency regarding those properties that have complaints against them
 - This will allow residents to know what issues are prevalent in the community and whether a larger response is warranted
 - **Outcome: Will be made available on MFPOA website**
 - Request neighbors who have complaints discuss issue with their neighbor first before approaching the board
 - Board requires neighbors communicate with each other first and if they are unable to reconcile the issue and it is a violation of covenants the request for Board involvement must be in writing
 - Board should communicate more immediately with residents if there are complaints about trespassing or issues with dangerous wildlife
 - Emails from the MFPOA Board are sent when there is a warning about trespassing or a dangerous animal but some residents do not have immediate access to email if they are not at home
 - **Outcome: Board will consider the use of WhatsApp or similar application to allow for more immediate communication with residents for emergency or safety situations**
 - Resident Colin Ryan attempted to air issues of a personal nature that did not pertain to broad community consideration and which were not appropriate for the Annual Meeting. Requests to cease were ignored and Ryan was ejected from the meeting
 - Ryan has had many interactions with Board Members to discuss ongoing issues with his property which is the focus of a legal case against him by the MFPOA. His report of information is often inaccurate and has been adjudged so by the courts. He has a history

of being disruptive during meetings for personal gain in an attempt to gain support for his opinion

- **Outcome: Ryan's complaints and behavior will be addressed by Board Members as the legal case against him is still ongoing**

- Raffle (Corey Boss)
 - o \$50 Oak Table and \$50 Oasis gift cards

Meeting ended: 12:01 (PST)

Vanessa Gunther, MFPOA Secretary