

McFARLAND FARM
POA EMERGENCY BOARD MEETING MINUTES
24 September 2025

Call to Order: 5:06pm (PDT): Denny

Roll Call: Denny White, Christine Charters, Ken Phillips, Karen Griffiths and Joe Sorensen

Remote Attendance: Vanessa Gunther, Libby Hartman, and Andy Luts

Absent: None **Others Present:** None

Washington State Law governing POA and HOA (Andy)

Consulted with Marlin Hockins of the Community Association Law Group (CALG) in Shoreline, WA. Group specializes in HOA. Need to determine if MFPOA is governed by Washington state law RCW (64.38) which will take effect in January 2028 – or any of the new provisions under SB 5796 and SB 5129 which take effect in January 2026.

MFPOA is a non-profit Association, incorporated in the state of Washington in 2007, guided by RCW 24.03A and RCW 24.06, our bylaws and covenants and advised (administered) by RCW 64.38 (which will be fully repealed in 2028).

MFPOA has been operating as an informal HOA under RCW 64.38 – but that was repealed under SB 5796 (the WUCIOA for All Act) and amended to take effect on Jan 1, 2026. The new provisions so not appear to apply to MFPOA.

Need to confirm what laws will govern MFPOA going forward by hiring CALG which will revise and review the MFPOA bylaws and ensure they are in compliance with Washington state law. They will also address a challenge to the MFPOA covenant banning short term rentals (citing *Wilkinson v Chiwawa Community Association*).

Estimated cost \$5,000 (actual cost will be based on actual hours)

Ken – Would it be better to wait until the provisions of the new law takes effect and see what happens.

Christine – Need to have better understanding of where MFPOA stands in regard to the new laws.

Denny – CALG can also address the demand by a lot owner to build multi-units for short term rentals. This violates our bylaws against running a business and impacting traffic flow.

Vanessa – **Propose MFPOA hire CALG to review covenants and bylaws and advise on how MFPOA can operate in light of the new laws and whether and how they apply to our POA.**

Second – Karen

Favor: Denny, Vanessa, Joe, Karen, Andy, Christine, and Libby

Opposed: Ken

Meeting Adjourned: 5:47PM (PDT)

Next Meeting: 6 October 2025 at 5:30pm Denny's House

Vanessa Gunther, Secretary, MFPOA