

2025-08-26 McFarland Farm Board Minutes

Call to Order: 5:40pm (PDT): Denny

Roll Call: Libby Hartman, Denny White, Christine Charters, Ken Phillips, Karen Griffiths, Joe Sorenson

Remote Attendance: Vanessa Gunther and Andy Luts

Absent: Corey Boss **Others Present:**

**Approval of 5 June 2025 Minutes
Passed by acclimation**

Treasurers Report: Christine

JUNE

Checking Balance as of 1 June 2025: \$6,203.52

Expenditures: USPS stamps and Kneiss Law totaled \$811.00

Final Balance checking: \$5,392.42

Account (8100) \$12,578.16 – interest earned \$39.26

Account (5520) \$25,350.26 – interest earned \$89.40

Total: \$43,320.84

JULY

Checking Balance as of 1 July 2025: \$5932.42

Expenditures: None

Checking Final Balance: \$5932.42

Account (8100) \$12,616.26 – interest earned \$38.10

Account (5520) \$25,420.68 – interest earned \$70.42

Total: \$43,969.36

OLD BUSINESS:

Update / Status Lot #7: Joe

Despite court outcome directing him to replace the roof, owner still refuses to comply with the court order. On 11 June 2025 – Kneiss Law reported the Court ordered that within 60 days property owner must provide a signed contract with a roofing contractor or provide proof that he has contacted at least three licensed contractors.

21 July 2025 – Kneiss Law reported a compliance hearing scheduled for 24 October 2025 where the property owner must present to the court a signed contract with a roofing contractor and file it with the court by 17 October. If he is unable to provide a signed contract, he must provide proof that he has contacted other roofers.

Outcome: Joe will establish a monthly schedule from the MFPOA reminding property owner of the time frame regarding the court ordered roofing compliance.

The first reminder will be sent immediately, and subsequent reminders each month thereafter leading to the 17 October 2025 deadline. The court order will be attached to each reminder sent. Joe will forward the email to Libby who will send the email from the OneDrive account which will record whether he has read the message.

Lot 56-B / Property Upkeep: Denny

The property owner is ill and expected to pass. It is likely there will not be any action on the part of the family until after that happens to maintain the outward appearance of the property. **Board putting a hold on property clean up until the end of October. This will allow for one cleanup before the seasonal change to prep for winter. All costs will be accrued to the owner.** Further action in this case will be on hold until the owner passes and the title transfers or in spring 2026 spring MFPOA board will again arrange for landscaping to manage the overgrowth. The board will establish a list of issues that need to be addressed in the future.

Outcome: Vanessa will establish and maintain a list of services requested which will be reviewed quarterly and will include property actions related to CC&R violations or outstanding liens.

Lot 24 / Property Upkeep: Denny

The owner did mow a large part of his property to maintain it (but not all). It was decided to give a pass on contacting the owner since he handled it.

McFarland Farm Sign Installation: Denny

Still looking for another site for the second sign installation. Lot 28 has sold and when the new owners take possession – Denny will approach about placing the sign on their corner. If Lot 28 is unwilling, the owner of Lot 25 can be asked. The new sign should also be featured on the MFPOA website.

Outcome: Denny will follow up with new owners of Lot 28 regarding placement of second McFarland Farm sign or Lot 25 if needed. Karen will ensure the new sign appears on the MFPOA website.

Impact of RCW Changes Coming: Andy

Recent changes in state laws that govern POAs could impact how the MFPOA operates. Senate bill 5796 was passed in June 2024 and consolidates four acts that pertain to HOAS. The bill updates the Washington Uniform Common Interest Owner/Ownership Act 6490 and repeals Act 6438 which MFPOA was grandfathered in under. A new bill this year accelerated the implementation of 5796 from January 2028 to January 2026. The new bill which will govern POAs is Senate Bill 5129 – some of the major provisions are:

- It limits the amount of reserve funds to no more than 50% of the funds held in investment – but whether that applies to money markets where we have access to the cash immediately is not clear.
- MFPOA must offer a no transaction method of paying dues

- Prospective new buyers would need to be advised if there is a potential risk to buyers from becoming part of the POA – like involvement in a lawsuit or if there are dues in arrears – ultimately – these issues could become the responsibility of the new owner. Those issues would be reported to the title company.
- Under the new law there is a mandatory comment period for 15 minutes before each board meeting.
- Board meeting agendas must be released at least 14 days before the meeting is held or 7 days before emergency meetings.
- Executive board sessions deal with confidential information
- Board meeting are not required to be in a physical location – all meetings can be done remotely but there must be access.
- Write in candidates for the board are allowed and elections are conducted by secret ballot. Ballots are not to be handled by board members who are being voted on.
- Annual meeting dates need to be announced annually.

In order to ensure that MFPOA complies with additional provisions of the new law we should probably contact an attorney who is an expert in associations to ensure that we are complying with the new laws. The anticipated cost would be at least \$1,000.00

Outcome: Andy will look for legal advice from an expert in association law to ensure all our covenants and bylaws are appropriate or if they need to be adjusted. In order for MFPOA to be in compliance with the requirement to report an annual meeting date – the MFPOA Annual Meeting will be on 17 January 2026 at 10:00AM.

NEW BUSINESS:

Adoption of Remote Participation System: Andy

In order to be in compliance with the new laws governing POAs in January 2026 a team needs to be established to ensure that remote access is available to all property owners who want to attend board meetings or make comment

Outcome: Libby will take responsibility for establishing the ability to attend board meetings remotely.

Approval for Purchase of Adobe License: Libby

In order to be in compliance with the new laws of January 2026 – need to purchase the Adobe suite for the board’s use in posting and updating information on the website. In the past personal accounts have been used.

Outcome: Board voted to purchase Adobe suite.

New Lots on the Market/New Sales

Lot 43 is for sale and Lot 28 and Lot 44 have already closed and needs to be officially welcomed to the community.

Outcome: Karen and Libby will welcome the new owners of Lot 44 and Denny and Christine will welcome the new owners of 28.

Annual Picnic Planning for 27 Sept 2025: Denny

Held again at the Jim & Jeanette Johnstone, 1081 McFarland.

Clare Hatler (lot 19) will be the long-time resident Honoree

To streamline the process, Denny will have the tables, chairs, and porta potty delivered earlier in the morning.

Picnic Invitations emailed week of August meeting; and mailed first week of September to remind residents of the event at the Johnstone property.

Denny will order port-a-potty, table and chairs.

Christine will pick up food and find someone to help her.

Joe will work on set up and seek other members to help set up

Additional help is needed from community members for set up, parking, and take down.

Raffle prizes will include a \$50 gift card to Oak Table and the Sunshine Café. Board members will be introduced to the people in attendance and all participants will be encouraged to bring a dish to share, but that hamburgers, meat and vegan, and bratwurst will be provided.

Karen provides name tags, raffle tickets and resident sign in sheet, in addition to creating a large poster sized Lot map to place markers on resident's lot number and address to show they are present.

Meet and greet better as people come in.

Introduce Board Members

Introduce new owners. Have them stand up. Introduce some new owners that were missed last year.

Long-time resident Clare Hatler will share her memories of the early days living in McFarland Farm.

Looking for Ice breakers: Maybe put people in certain regions together to encourage people to meet their neighbors?

Political/Election Flags:

Written complaint received about political campaign flag on lot 62.

County law and MFPOA covenants 5.14 prohibit the display of political and election materials after the election. Our covenant states; *No signs and billboards of any description except public notice required by law shall be erected or displayed upon any lot or Rd.* Individuals displaying political signs. Resident will be asked to remove flag or have their voting rights revoked.

Outcome: Passed by board vote of 6 to 2

Covenant 5.151 on S/T Rentals Covenant: Andy

The original MFPOA was formed in the early 1970s but as a non-profit – we were not organized until 2007. The covenant states property is only for long term residential purposes which bans the use of property for short term rentals like Air B&Bs. Additionally, using property as a short-term rental would constitute a business – which is banned under our covenants. Clallam County has designated McFarland Farm as one residence per five acres.

D&O Insurance: Libby

D&O insurance is a rider to liability insurance. Most companies do not sell this as a stand alone product.

Outcome: Libby will continue to pursue and report at next board meeting

Cory Boss & Denny White: Denny

Cory Boss has resigned his position on the board. He leaves with the thanks of the community and the board for his time and expertise. Denny White would also like to step down as president of the board and requests board members consider a replacement to be announced during the annual meeting in January 2026.

NEXT MEETING: 6 October 2025 at 5:30pm Denny's House

MEETING ADJOURNED: 8:05 PM PDT

Vanessa Gunther, Secretary, MFPOA