

McFARLAND FARM

POA BOARD MEETING MINUTES

9 October 2025

Call to Order: 5:30PM (PDT) Denny

Board Attendance: Libby Hartman, Denny White, Christine Charters, Andy Luts, Karen Griffiths, Ken Phillips, Vanessa Gunther

Board Absent: Joe Sorensen

Others Present: None

Approval of 18 August 2025 Minutes

– Passed by acclimation

Treasurers Report: Christine

- See attached report
- Principal costs related to invoices from Neiss Law, food for annual picnic, and purchase of gift cards for Oak Table for Annual Picnic Raffle

OLD BUSINESS:

Update / Status Lot #7: Denny for Joe

- Repeated attempts were made to contact owner with owner responding once complaining contact was causing undue stress – but that he was complying with the court order
- Will check with Andrea Kneiss if a board member should attend compliance hearing on 24 October 2025 – previously did not want board members to attend
 - o **Outcome: Joe will check with Andrea Kneiss on whether board members should attend the October hearing**

Lot 56-B Violation: Christine

- Owner has retained a lawyer and has power of attorney and has paid all overdue dues and charges related to the landscaping on her property
- Her representative also stated they have plans to list the property for sale in October 2025

Second McFarland Farm Sign Installation: Denny

- In discussion with owners of Lot #28 about placement of the second McFarland Farm sign on their property

POA Board Management Transition: Libby & Andy

- Denny has resigned as president of the MFPOA effective today and will leave the board entirely next month in order to transition some of the duties and tasks he has been taking on
- Libby will serve as president with Andy serving as a vice-president with the understanding that more board members will be involved in tasks and taking point on issues that come up

- Board needs to consider a new meeting location that will allow all residents to attend if they want or to attend virtually
 - o Karen – proposed Libby become new president effective today
 - Passed unanimously
 - o Libby – proposed Andy serve as vice-president effective today
 - Passed unanimously
- **Outcome: Will address future meeting location at next meeting – may need to consider a rented location**

Use of Attorney Regarding New Laws facing HOA's: Andy

See attachment

- Will need to determine if MFPOA is a Common Interest Community (CIC)
- If we are not a CIC the new laws would not apply to us – and we need to determine which laws do apply to us especially as relates to short term rentals, D&O insurance, and review of our bylaws
- Andy has pushed back to get the impound amount reduced
 - o **Outcome: Andy will continue to follow up with the Community Association Law Group (CALG) regarding the proposed cost and we may remove the bylaws from consideration in order to keep costs as originally anticipated and will report on to board electronically and may consider an electronic vote if change is needed**

Confirmation of New Owner Welcomes

Welcome process form needs adjustments – Christine

- See attached current form
- Will adjust the initial contact forms to reflect change in president and vice president
 - o E.g.: Consent form to receive contact from the POA board and when annual dues assessments are sent out
 - o **Outcome: Christine will make adjustments so the forms will be current**
- Lot #28 Hauptman
 - o **Outcome: Denny and Christine will visit the new owners**
 - o Will also discuss placement of the second McFarland Farm sign on their property
- Lot #44 Hannah
 - o **Outcome: Libby & Karen will visit the new owners**
- Lot #43 Dalman & Bathgate
 - o **Outcome: Karen will visit the new owners**

NEW BUSINESS:

New Lots on the Market/New Sales

Potentially lot 56-B may be up for sale within this month

Annual Picnic Debrief

Limited participation compared to previous years and few sharing dishes were brought but still had abundant food available

All enjoyed hearing Clare Hatler present the history of her husband discovering the Mastodon bones on their property in

- **Outcome: Will present issue at the Annual Meeting in January to gage whether the residents of MFPOA want to continue the tradition**
- **Outcome: Christine will have a breakdown of the costs of the picnic at the next board meeting**

Christine proposed that in the future gift cards given away at the raffles will be limited to one per household

- Ken seconded – passed unanimously

Complaint RE: Signs/Flags

Written complaint received regarding flags on Lot #27

- **Outcome: Banners violate covenant 5.14 and a letter will be drafted by Libby and will be sent to the property asking them to be removed**

NEXT MEETING: 1 December 2025 at 5:30pm TBA

MEETING ADJOURNED: 6:43PM (PDT)