

## **McFarland Farm Association**

### **BOARD MEETING MINUTES**

**August 8, 2026 - Location: Sequim Makers' Lab**

#### **Procedural/Administrative**

**Call to Order:** 5:35pm PST – Libby

**Roll Call:** Libby Hartman, Joe Sorenson, Karen Griffiths, Christine Charter, Andy Lutz, Ken Phillips

**Community Member Open Comments Session** - Property Owners Present: Colin Ryan

#### **Colin Ryan Lien Removal Request**

- Property owner Colin Ryan attended and requested removal of the lien on his property so he could sell the home.
- The board acknowledged the request and agreed to discuss it further during executive session.
- Discussion included the status of prior payments, legal expenses, roof work, and compliance efforts associated with the property. It was determined that under certain circumstances, the board would have the lien removed. There are some questions about whether this can happen separately than the court judgement that is in place.
- Joe will write up his proposal, and we'll run by Andrea Kneiss, Attorney at Law – considerations included: should Colin have a contract with the realtor? What should go into this? What agreement or discussion should be had between realtor and Colin re: expected price of the house or property? If we forgive the debt and remove the lien and then he doesn't/can't sell his property, what then?

#### **Financial Update**

- The board reviewed June and July financials.
- Current funds total approximately **\$36,811.16**, including the checking account and two CD (time deposit) accounts.
- Checking account balance was reported at approximately **\$2,648.74** after expenses.
- The two CD accounts hold approximately **\$7,877.81** and **\$26,284.61**, respectively.
- Significant legal expenses continued to impact finances, including invoices from the Community Association Law Group.

## **Legal Invoice Review**

- Board members discussed recent invoices from the Community Association Law Group.
- Questions were raised about whether legal fees align with the amount of work performed by CALG and whether invoice timing may have delayed billing. Andy confirmed the invoice amount was accurate based on work completed.

## **Reimbursement and Outstanding Legal Costs**

- The board discussed whether additional legal costs incurred after prior payments should be charged back to Mr. Ryan
- Members agreed to determine that once Christine shared what the outstanding balance is.

## **Board Recruitment Needs**

- The board discussed the need to recruit new board members, particularly a secretary and a treasurer given Christine's plans to move.
- Ken Phillips has officially resigned and indicated he would remain involved until a replacement is found.
- The board brainstormed several potential candidates and agreed personal outreach would likely be more effective than general announcements.

## **Old Business**

### **New Owner Welcomes**

- The board reviewed the list to follow up on neighbors that need welcoming.

### **D&O Insurance**

- The board discussed the cost of D&O Insurance and acknowledged that annual dues would need to go up significantly to cover the cost.
- Discussion about if other protections existed for board members like, our own Homeowners Insurance
- Ken mentioned that he felt the risk of suit was very low given all members agree to covenants in their title documentation and without blatant discrimination or targeting, it's hard to see a lawsuit being successful.
- Everyone agrees to call their Homeowners Insurance companies to inquire about the above coverage and return to the topic at the next meeting.

## **New Business**

### **Annual Picnic and Member Meeting**

- In addition to the picnic, we'll have a specific meeting re: the intention of a resident to knowingly violate the covenants but renter their property on a short term basis which is not allowed.
- Picnic and meeting will be held September 19<sup>th</sup> 2-6 pm
  - 2pm – meet and greet, meeting set up
  - 2:30pm – meeting to commence
  - 3:30pm – picnic to commence
- Food and drink supplies discussed, agreed pizza to be delivered and have resident bring a dish per usual

### **Communication and Voting on Short Term Rental Issue – Executive Session**

- Mail and email to go out to residents introducing the next step in the short term rental situation and our approach to resolving
- Situation to be discussed at the Annual Picnic and Meeting – Q&A to follow
- Ballots will be sent soon after the meeting with addressed and stamped envelopes
- Return requested by Oct. 1<sup>st</sup>.

### **Adjournment – 7:18pm**

### **Decisions/Follow-Up Topics for Next Meeting**

- Outcome of executive session regarding Colin's lien-removal request.
- Review of outstanding legal invoices and reimbursement amounts.
- Communication of the community vote related to which direction to take re: short term rental challenge
- Progress on recruiting replacement board members, especially a secretary position.