

2025-6-2 McFARLAND FARM BOARD MEETING MINUTES

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

Roll Call: Libby Hartman, Denny White, Christine Charters, Andy Luts, Ken Phillips, Karen Griffiths, Joe Sorensen

Remote Attendance: Vanessa Gunther,

Absent: Corey Boss **Others Present:**

Approval of 7 April 2025 Minutes
Passed by acclimation

Treasurers Report: Christine

APRIL

Checking Balance as of 1 April 2025: \$8,499.85

Two checks in April 2025 \$1,740 to Alonzo Gaspar Landscaping for cleanup lot 56-B and UPS annual mailbox rental \$188

Final balance April 30th: \$6,571.85

Account (8100) has \$12,501.05 – Redeposited for one year at 3.75% rate – Matures on 25 February 2026

Account (5520) has \$25,174.64 – at 4.16% annual rate – Matures 30 June 2025

Total: \$44,247.54

MAY

Checking Balance as of 1 May 2025: \$6,571.85

One check for \$368.33 for placement of new McFarland Farm sign on Lot #6

Final Balance checking: \$6,203.52

Account (8100) \$12,538.91 with interest earned \$37.86

Account (5520) \$25,260.86 with interest earned \$86.22

Total: \$44,003.29

OLD BUSINESS:

Covenant Violation Lot #7: Andy & Denny

Property owner continues to refuse to comply with a court order to replace the roof on the house and states he believes “there was a deal to exclude the roof.” Attorney Andrea Kneiss will pursue with the court.

Outcome: Board member, Joe Sorenson will continue to monitor

Lot 56-B Violation: Denny

Landscaper hired and paid \$1,740 for property clean up. A lien will be placed on the property to recoup the cost of clean-up and annual dues that are in arrears.

Outcome: Christine will file lien

McFarland Farm Signs Installation: Denny

Sign has been installed on lot 6 and looks great. Owners of a lot on the North entrance are considering whether they will allow the second sign to be placed on their property. If they agree, Denny will contact handyman for placement.

Outcome: Denny will follow up with the owners of that lot about placement of the second sign on their property

Proposed Covenant on Fireworks: Libby

Proposed new covenant has been approved by the board. The proposed covenant, information about it, along with information on fire dangers, will be sent to residents via mail and email prior to July 4, along with announcements for a vote at January Annual Meeting.

Outcome: Karen will prepare for mailing

NEW BUSINESS:

Community Fire Risk: Christine

Recent publication in *Seattle Times* has predicted above normal temperatures and lower precipitation which means we are at higher risk for fire. Clallam County Fire District #3 is willing to give a talk about making property fire safe. Localized weed abatement with propane burner or wood chip piles can also pose a significant fire risk.

Outcome: Karen will include a question in the covenant fireworks mailing about whether people are interested in having the CCFD presentation.

Lot Transfers: Denny & Christine

Lot 28 and 44 are up for sale or sale is pending

Lot Maintenance: Denny

Lot 24 is overgrown, and the owner has indicated he does not have access to a mower. However, no complaints have been made.

Annual Picnic: Christine & Karen

September 27 will be the tentative date.

Outcome: Denny will ask Jim Johnson to confirm he is ok with the use of his property on that date.

Bylaws: Andy

The passage of the Engrossed Substitute Senate Bill 5796 in 2024 stipulates that organizations like MFPOA will be subject to the Washington Uniform Common Interest Ownership Act (WUCIOA) beginning 1 January 2028. Previously MFPOA was regulated under RCW 64.38. Need to determine where the MFPOA is in compliance with the new law and where, or if, changes need to be made.

Outcome: Andy will draft a letter to Andrea Kneiss to ascertain whether the MFPOA is in compliance and send the draft to board members before sending to attorney.

Board Liability Insurance: Libby

Because of the changes in the law and chance for litigation, the need for liability insurance is more apparent to protect board members.

Outcome: Libby will research coverage available and report back.

NEXT MEETING: 4 August 2025 at 5:30pm at Denny's House

MEETING ADJOURNED: 7:00pm (PDT)