

2025-2-3 McFarland Farm Board Meeting Minutes

Call to Order: 5:30pm (PST)

Board Members Present: Denny White (President), Christine Charters (Treasurer), Andy Luts, Karen Griffiths, Joe Sorensen, Ken Phillips, Corey Boss, Vanessa Gunther (Secretary)

Absent: Libby Hartman

Others Present: None

Approval of 6 January 2025 Board Meeting Minutes

- Motion to approve: Ken – seconded by Christine
 - o **Outcome:** Passed by acclimation

Approval of 2025 Annual Meeting Minutes

- Motion to approve: Christine – seconded by Joe
 - o **Outcome:** Passed by acclimation

Treasurers Report: Christine

- See attached report
- Accounts have total of \$45,349.15
- CD's are making about 4.5% monthly
- Almost all dues are in – three outstanding – all have been informed by email
 - o **Outcome:** Christine will call to remind property owners of outstanding dues

OLD BUSINESS:

Status Legal Case: Joe

- Owner has ceased to make any progress on cleaning and repairing his property
 - o Owner has requested his check for annual dues be held until the lien on property is lifted
- Attorney states there is no lien only a judgement – which has only partially been satisfied
 - o MFPOA can file a satisfaction of judgment – but that would mean we cannot require further work
- **Outcome:** Joe will explain to owner that there is no lien on his property – only a judgment and until the entire judgment is satisfied nothing will be removed. Joe will also inform him the annual dues check will be deposited as there is no lien – only a judgment. Owner also needs to create a timeline about when he will complete the tasks. Which will be presented back to the MFPOA during the next Board Meeting in April 2025

Non-payment of annual fees and overgrowth of foliage covenant violation

- **Outcome:** On hold till springtime due to settlement of estate

McFarland Farm Signs Installation Corey

- Corey will contact Jim Johnstone to confirm one sign can go on his property for the west entrance
- Andy Luts (Lot #6) has volunteered his property for the North entrance
- **Outcome:** The signs should be installed by summer

NEW BUSINESS:

2025 Annual Meeting Debrief

- 42 attendees but unknown number of lots represented
 - Final tally for board members out of 36 total ballots
 - Denny White 27
 - Christine Charters 31
 - Libby Hartman 30
 - Ken Phillips 26
 - Corey Boss 28
 - Karen Griffiths 27
 - Joe Sorenson 30
 - For additional large meetings all tasks will be assigned in order to maintain better records of lots represented
 - **Outcome:** Christine will develop a plan for future meetings which will include details of the vote for Board Members and the option for a write in candidate will be added for future meetings. Karen will post the information as an attachment on the website
- Proposals by property owners
 - Reduction of annual POA fees
 - The income derived from annual dues approximates the amount spent from MFPOA accounts during the year
 - Additional funds in trust are from the sale of land for an easement several years ago – not from annual dues collection
 - **Outcome:** Dues will remain unchanged at \$75per annum
 - Add to website properties that have written complaints against them.
 - Personal information cannot not be published to protect against liability
 - **Outcome:** Complaints will be identified only by lot in board minutes
 - Emergency preparedness
 - Update website to include Luts property (Lot #6) as central meeting place for emergencies
 - **Outcome:** Open field on the corner of McFarland and Happy Valley near the McFarland Farm sign will serve as the central meeting place in the event of an emergency. Karen will add information to the website
 - Use of WhatsApp to alert owners of emergency or safety situations
 - Requires MFPOA establish a “special relationship” with residents that could open the board for liability
 - CERT provides much of the same information and identifies response
 - McFarland Farm is already a Neighborhood Watch program
 - **Outcome:** No action taken
 - Proposed covenant to ban fireworks in McFarland Farms
 - Sequim City Council voted 5-0 in October 2024 to ban fireworks
 - Clallam County allows fireworks to be discharged in unincorporated areas but only on July 4 and only if there is no fire danger and not prohibited by local ban
 - See Clallam County Code 15.38.010, 15.38.020, 15.38.030, and 15.38.040
 - **Outcome:** Libby will draft a proposal to ban fireworks in McFarland Farm and will be presented for a vote to the community

- Proposal to identify individual owners and properties who have complaints against them
 - Board will identify types of complaint and lots not in compliance with covenants but will not send information out to all residents as this could pose a liability issue
 - **Outcome:** Complaints will be identified only by lot in board minutes
- Handling of disruption during the meeting
 - Only property owners in good standing should be in attendance per covenants
 - New governing laws under the Revised Code of Washington (RCW) may apply.
 - **Outcome:** Andy will look at RCW changes to determine if individuals can be restricted
 - **Outcome:** During future meetings individuals who are not in good standing will not be allowed to attend meetings if this is in compliance with RCW restrictions
- Impact of new laws under the Revised Code of Washington (RCW)
 - Need to ensure that all MFPOA actions and activities are in compliance
 - **Outcome:** Andy to review new laws governing POA and will present them at the next board meeting

NEXT MEETING: April 7, 2025, at 5:30pm Denny White's House

MEETING ADJOURNED: 7:09pm (PST)

Vanessa Gunther, MFPOA Secretary