HARNEY VIEW PARK AND ROAD ASSOCIATION

Policy Regarding the Respective Roles of The Board of Directors and the Management Committee Adopted by the Board on 10/03/26

WHEREAS the Washington Uniform Common Interest Ownership Act ("WUCIOA") is replacing the Washington Homeowners' Association Act as the law that regulates the Harney View Park and Road Association (the "Association").

WHEREAS pursuant to an amendment to WUCIOA passed in 2025, many of WUCIOA's provisions, including those related to board meetings, went into effect for the Association on January 1, 2026.

WHEREAS pursuant to RCW 64.90.445(2)(f), which has been in effect for the Association since January 1, 2026, the Association's board meetings can now occur in most cases only after 14 days' notice to all members.

WHEREAS the Association has a need to rationalize this new requirement with the fact that the Association's board members also work together to manage the day-to-day activities of the Association as unpaid volunteers (for examples, see item 4 below).

NOW, THEREFORE, the following is adopted as the policy of the Association:

1. The following actions, and the board's final deliberations related thereto, involve board-level policy or oversight and shall be taken only in an open board meeting after 14 days' notice to all members (except in the case of an event or condition that could not have been reasonably foreseen and for which it is impracticable to provide 14 days' notice):
    a. Proposing budgets, assessments, or reserves.
    b. Adopting or recommending a reserve study.
    c. Recommending whether to undertake financial audits or reserve studies.
    d. Proposing changes to governing documents.
    e. Electing or removing officers.
    f. Filling a vacancy on the board or in an officer position.
    g. Authorizing or recommending substantial improvements to the common areas.
    h. Authorizing the use of reserve funds (except uses authorized by the management committee in case of emergency or for short-term cash flow needs).

2. Board members may not use incidental or social gatherings to evade the open meeting requirement.

3. Activities reasonably preparatory to conducting a board meeting or members meeting, such as setting the agenda, preparing materials to be considered, setting the time, place and manner of the meeting, and giving notice of the meeting, are not board meetings and are not subject to the open meeting requirement, even if engaged in by the members of the board collectively. E-mail exchanges among board members, and one-on-one conversations between board members, are not board meetings and are not subject to the open meeting requirement.

4. The board hereby delegates all day-to-day management of the association to a management committee composed of the board members (the "Management Committee"), and to the association's officers and board members individually under the supervision of the Management Committee. A meeting of the board members to discuss day-to-day management issues is a meeting of the Management Committee, not a meeting of the Board of Directors. Examples of day-to-day management are:

a. Causing the common areas to be maintained.

b. Implementing improvements to the common areas authorized by the board or the members.

c. Maintaining banking relationships.

d. Paying the association's bills and managing the association's cash flow.

e. Authorizing the use of reserve funds in case of emergency or for short-term cash flow needs.

f. Maintaining financial and non-financial books and records.

g. Maintaining liability and hazard insurance.

h. Maintaining legal compliance of the association's activities, governing documents, and nonprofit corporation.

i. Keeping the members updated on matters related to the association.

j. Maintaining the association's website.

k. Enforcing the provisions of the association's governing documents, including collecting and enforcing approved assessments, regulating any trailer used by a construction crew (CC&Rs Section IV.1(c)), approving tree cutting and imposing penalties for unauthorized tree cutting (CC&Rs Section IV.4), and obtaining reimbursement for construction wear and tear to the roads (CC&Rs Section IV.5).