



SUNLAND OWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION No. 011326-2
Regarding Compliance with RCW 64.90 (WUCIOA)

WHEREAS the Association is a common-interest community created prior to July 1, 2018, and historically governed under prior Washington statutes, and

WHEREAS, the Washington Legislature has enacted RCE 64.90, the Washington Uniform Common Interest Ownership Act (“WUCIOA”), and has mandated that specific provision of RCW 64.90 apply to *all* common-interest communities beginning January 1, 2026, regardless of the community’s date of formation; and

WHEREAS the applicable provisions of RCW 64.90 apply **by operation of law** and **do not require approval or a vote of the Association’s membership**; and

WHEREAS, when a conflict exists between the Association’s governing documents and applicable provision of RCW 64.90, **state law controls**.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Statutory Compliance

Effective January 1, 2026, the Association shall comply with all provisions of RCW 64.90 that are made applicable to pre-July 1, 2018, common-interest communities.

2. No Conversion Intended

This Resolution does not constitute a voluntary conversion to full WUCIOA governance. The Association shall continue to operate under its governing documents, **except where superseded by applicable provision of RCW 64.90**.

3. Key Areas of Implementation

The Board directs that policies and procedures be implemented to ensure compliance in the following areas, as required by law:

- Open board meetings and owner comment.
- Budget adoption and owner ratification procedures.



- Assessment -payment options, including a least one fee-free method.
- Owner rights related to electric vehicle charging stations and heat pumps.
- Required financial and reserve disclosures.

4. Document and Policy Alignment

The Board authorizes the review and updating of Association policies and practices to align with RCW 64.90 and directs that any conflicting provision in governing documents shall not be enforced where state law applies.

5. Owner Communication

The Board directs that a summary explanation and FAQ be provided to the membership to promote transparency and understanding of these statutory requirements.

ADOPTED by the Sunland Owners Board of Directors at a duly noticed open meeting on January 13, 2026.

A handwritten signature in blue ink that reads "Carey Goeth".

1/13/2026

Carey Goeth, Secretary/Treasurer