



MEMBER RESOLUTION
2024-02



Resolution proposed by: Pam Moroso

Resolution Title: New Sub-category of SRA Membership

CC&R to be Amended:

Article IV-Membership and Voting section 4.01 Membership. Subject to the provisions of Section 2.05, every Owner shall be deemed to have a membership in the Association. Membership shall be appurtenant to and may not be separated from ownership of any Site and ownership of a Site shall be the sole qualification for such membership.

Resolution:

The current Homeowners Association RCWs for the State of Washington do not restrict committee membership based on property ownership. While the RCW does not specifically address committee membership, members can advocate for changes in rules and regulations if they find them unfair or discriminatory. Additionally, our SRA CC&Rs do not specifically address committee membership however residents of our community who fit into this category are prohibited from serving on a committee There are situations where a homeowner does not have his name listed on the title of his property.

Some examples are:

Estate planning:

For estate planning reasons, a property may be transferred to a trust leaving the original owner's name off the title while they manage the mortgage. Semiahmoo has trust-owned properties with long-time residents who do not have their names on the title.

Investment purposes:

An individual may contribute financially to a property as a partner or an investor without being listed on the title. Semiahmoo has situations where people live together as domestic partners where one of the individuals does not have his or her name listed on the title.

Legal protection:

To protect assets from creditors or legal claims someone might transfer the title to a family member while keeping the mortgage in their name.

Multigenerational household:

A multigenerational household is one where three or more generations of a family live together under one roof. This can include grandparents, parents, children, and sometimes even great-grandchildren. These households have become more common in recent years due to various factors such as financial benefits, shared responsibilities, and the opportunity to strengthen family bonds. In such situations, the title would most likely be in one name only.

This resolution, if approved, would create a new sub-category of membership to allow residents living in Semiahmoo, who otherwise meet the minimum requirements, the opportunity to serve as a volunteer on a committee, should they wish to do so.

The President's Message in the July 2024 Semiahmoo Newsletter stated one of the Board's 2024 goals was to "increase volunteer participation on committees." Additionally, at the June 8th, 2024 Town Hall meeting a Board member stated one of the top priorities for 2024, was "increasing volunteers for committees." This proposed member resolution supports the Board's goals and priorities.

The residents of Semiahmoo are a valuable resource and we must welcome and encourage **ALL** residents to consider volunteer service to our community by serving on SRA Board committees. It is contrary to the SRA Board's goal to exclude a small group of residents simply because their name does not appear on the title of their home.

Specifically, this resolution is intended for residents, in this sub-category, who wish to volunteer their time to serve on SRA committees. This does not imply or suggest in any way that the proposed change would establish rights to serve on the SRA Board or to have voting rights.

Economic impact:

Clerical time and effort to add to or change our CC&Rs and By-laws.