

SUN RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS RESOLUTION NO. 2026-01

RESOLUTION TO STAY THE 2025 SQUIRREL ROAD MOTION

WHEREAS, the Sun Ranch Owners Association ("Association") is governed by the Board of Directors ("Board") pursuant to the Association Bylaws and applicable Washington State statutes, including the Washington Uniform Common Interest Ownership Act (WUCIOA); and

WHEREAS, the Board has a strict fiduciary mandate and legal obligation to act in the absolute best financial and structural interests of the Association, protect shared assets, and mitigate corporate liability; and

WHEREAS, a motion regarding the Squirrel Road project was voted upon and passed by the membership at the 2025 Annual Meeting; and

WHEREAS, subsequent to the 2025 Annual Meeting, the newly elected Board was presented with critical, conflicting data that fundamentally challenges the baseline information used during the initial vote; and

WHEREAS, proceeding with the project under unverified, conflicting, or outdated data exposes the Association to severe financial strain, and catastrophic liability, which would constitute a breach of governing oversight; and

WHEREAS, the Board has formally referred this matter to legal counsel to secure a binding interpretation and ensure absolute compliance with state statutes and association governing documents;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Immediate Stay of Action:** The Board hereby issues a formal stay and legally freezes the motion regarding Squirrel Road passed at the 2025 Annual Meeting.
2. **Cessation of Expenditures:** All actions, construction, vendor commitments, contract executions, and financial expenditures related to the Squirrel Road project are halted effective immediately.
3. **Preservation of the Motion:** This Resolution does not dismiss, dissolve, or permanently overturn the membership's 2025 vote. It strictly pauses all activity to execute required due diligence.

4. **Duration of the Stay:** This legal freeze shall remain absolute and in full force until the Association's legal counsel delivers a binding written opinion on the matter, and the Board reviews the findings in an open meeting.
5. **Severability:** If any portion of this Resolution is found to be invalid under Washington State law, the remaining portions shall remain fully enforceable.

RECORD OF BOARD VOTE:

- **Motion Made By:** Jeff Thompson
- **Motion Seconded By:** Brian Hillman
- **Director Votes:** Number In Favor: 4 | Number Opposed: 0 | Abstentions:

ATTESTATION:

Passed and adopted at a regularly scheduled, open meeting of the Board of Directors on this **8th day of August, 2026**.



President, Sun Ranch Owners Association



Secretary, Sun Ranch Owners Association