

# Governing Documents Committee

## February 2026

Committee members present: Tina & Dan Simms, Will James, Susan Lord  
The committee discussed some of the new changes the new Washington State HOA Guidelines.

Key takeaways:

15 minute owner comment requirement (RCW 64.90.445)  
Boards must provide at least 15 minutes for owner comments at the start of each board meeting before voting on agenda items.

Remote participation requirements permitted under WUCIOA – Remote meeting participation must be allowed even if governing documents did not previously authorize it. (Will James to investigate a Zoom account)

I believe we should have our attorney review our documents to ensure a seamless transition. This will save us numerous hours of scouring our documents and set ourselves up for future problems.

Our documents should be reviewed by our association attorney to guarantee we have the most up to date and accurate documents.

Kindly,  
Tina Simms