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**WASHINGTON STATE CHAPTER *of***  
**Community Associations Institute**

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and advocacy for community association living.*



1

# The WUCIOA Steward

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2

2

# Background

- WUCIOA For All
- The Deadline: January 1, 2028

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3

3

# Background

- “Function” vs. “Comply”
- Think Google Maps

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4

4

**Background**

■ An Insightful Aside

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5

5

**Background**

■ “Consumer” vs. “Contributor”

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6

6

# Background

- “Shareholder” vs. “Partner”

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7

7

# Background

- “Decide First, Then Report”
  - Vs.
- “Listen First, Then Decide”

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8

8

# Background

- 3 Guiding Principles
  - Transparency
  - Respect
  - Accountability



# Background

- What Does “Steward” Mean
  
- What Does “WUCIOA Steward” Mean



## Five Step WUCIOA Conversion Strategy

- 1. Recruit Your WUCIOA Steward
- 2. Steward Creates “We One”
- 3. Steward Creates “We Two”
- 4. Steward Models “Listen First, Then Decide” Approach
- 5. Steward Calls For the Vote

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11

11

## Step 1

- Recruit Your WUCIOA Steward

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12

12

## Step 2

- Steward Creates “We One”

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13

13

## Step 3

- Steward Creates “We Two”

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14

14

## Step 4

- Steward Models WUCIOA's
- “Listen First, Then Decide” Approach

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15

15

## Step 4

- 1. Calibrating The Gap
  - A. Identify the Destination
  - B. Pinpoint Where You Are Right Now
  - C. Gauge How Far Apart “Here” and “There” Are

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16

16



## Step 4

- 2. Bridging the Gap
  - A. We One's Discussion Draft
  - B. Listening to the Board
  - C. Listening to We Two
  - D. Acting on What You Heard

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17

17

## Step 5

- Steward Calls the Vote

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18

18

## Step 5

- 1. WUCIOA's Low Approval Threshold
- 2. Combine Opt-In and Replacement Votes
- 3. Tally the Votes
- 4. Celebrate We Two's Achievement
- 5. Implement Using Bookends
  - A. Owners' Guide
  - B. Update or Replace House Rules

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19

19

## Questions?

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20

20

# Questions?



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21

21

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22

22