

July 2018

# **IMPORTANT NEWS FOR ALL 9 MILE RANCH LAND OWNERS**

## ***PLEASE READ***

This is a newsletter from the board of the 9 Mile Ranch HOA, created to inform you of important issues, and we ask that you take the time to read it thoroughly.

**Nine Mile Ranch Homeowners Association / P.O. Box 332 / Oroville, WA 98844**

**[9mileranchhoa.org](http://9mileranchhoa.org) / email: [bod@9mileranchhoa.org](mailto:bod@9mileranchhoa.org)**

### ***OUR FIRST ELECTED BOARD IN HISTORY, and NEEDING YOUR PARTICIPATION***

As many of you know, on May 19, 2018, our membership elected it's first Board of Directors in 22 years. We thank all those who took the time to get their ballot cast. Your board members are:

- Brett Coffman
- Leo Culloo
- Kirk Johnson
- Rick Lewis
- Kate Naysnerski
- Wayne Naysnerski
- Susan Stewart
- Brian Rabe

We are a group of volunteers with strong professional background – including in road maintenance – committed to financial stewardship, transparency, community building, sharing information, and supporting our CCRs through appropriate actions.

Our bylaws require us to have a minimum of (9) directors, so we need to place one more... Please contact us at [9mileranchhoa.org](http://9mileranchhoa.org) if you're interested in cooperative and qualified directorship. We also need volunteers for:

- Architectural Control Committee
- Division Road Reps (1 from each Division)
- Other helpful agents and assistants for projects and committees

There's lots of work to do to make our association successful, *and it's in our hands now*, so please connect with us and lend a hand!

***We welcome all input and inquiries about the ongoing developments at Nine Mile Ranch. Everyone has a voice, and we want your direct involvement.***

### ***YOUR CURRENT CONTACT INFO AND EMAIL***

The board needs current contact information for all members. The cost of mail-outs is approximately \$300 each time – *the equivalent of a truck load of gravel for our roads* – and we would like to reduce this cost as much as possible. Any help from members is much appreciated. If we can send you notices and other info via email we can spare the cost of mailings. Please email us at [bod@9mileranchhoa.org](mailto:bod@9mileranchhoa.org) and give us your current contact info, and please give us permission to notify you via email (RCW24.03.009). ***Please include the registered owner of your lot, Division number, and lot number.***

### ***ROAD MAINTENANCE AND INCOME***

Nine Mile Ranch has 36 miles of roads to maintain, as well as paying for a variety of other requirements under our CCRs and state laws. Just recently the interim prior board raised the dues rate from \$160 per lot per year to \$176 per lot per year, the first rate increase in 13 years. While that rate increase was seriously needed, our total current rate doesn't even keep up with the rate of inflation of costs at Nine Mile Ranch since the beginning (20 years ago) when the rate was \$100 per lot! Yet, road wear from traffic has increased multi-fold since then. Here are a few more facts impacting our budget right now:

- While we are doing everything in our power to keep costs down, in order to continue to fulfill our obligations under the CCRs Nine Mile Ranch absolutely needs more financial support.
- Replacing gravel on roads from traffic wear is far behind. Many roads cannot even withstand maintenance machining because of lack of gravel.

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(cont. "ROAD MAINTENANCE AND INCOME")

- Deposits into our reserve fund are far behind.
- Funds for additional state-required actions (CPA audit, Reserve Study) are needed.

Our approach for calculating budget/income needs is purely factual and based on sustaining our HOA and the provisions of our governing documents and state laws. Qualified rate calculations performed so far indicate the minimum need for anywhere between \$234 - \$300+ per year per lot. With the support of qualified volunteer board members and other membership assistants, we can continue to keep yearly dues at a minimum. However if this qualified volunteer support does not continue, Nine Mile Ranch may eventually have to hire these duties out as professional services, which will radically increase yearly dues beyond those projected above.

- ***Please volunteer your talents, especially if you have business and road maintenance experience.***
- ***Please visit our website for meeting minutes showing board actions, and updated info and reports about all fiscal and maintenance issues.***
- ***Please VOTE IN ELECTIONS and run for offices as they come available.***

Our website is just newly-created, so please be patient and revisit it over time for additional content.

**VOTE, VOTE, VOTE!**

While the recent vote for board members did achieve a minimum voter participation, the accompanying vote for a bylaw change did not. It is critically important for the success of our association that we all participate in voting, especially now that governing has been turned over to us from the developer:

- Each year we will have to elect new director(s).
- There are many 'tune-ups' that can be made to our governing documents that would help make governing more efficient.
- Each ballot sent out costs our association money; it's good to make the money spent worthwhile.
- Certain fiscal issues can be voted on, whereby significantly impacting income and expenditures.
- Voting gets people 'in the know' about the running of the association and prepares future volunteers.

***Please promptly vote when you receive a ballot...  
Thank You!***

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**PLANNING A PROJECT OR DRIVEWAY?**

Please remember you must receive approval from the Architectural Control Committee (ACC) before beginning your project or driveway. Email the ACC at [acc@9mileranchhoa.org](mailto:acc@9mileranchhoa.org) for more details.

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**- WILDFIRE SEASON IS HERE -**

There have been at least three wildfires in Ranch history, having destroyed many homes and damaging land and other property... ***PLEASE no outdoor fires until bans have been lifted in the fall.***

**VOLUNTEER ROAD WORK HAS DANGERS**

Some helpful Lot Owners choose to volunteer their time and tools to trim trees and shrubs encroaching Ranch roads, or clear culverts, etc. While we so very much appreciate these efforts and encourage the help, there are a few details about this subject you need to know:

- The roads (not private driveways) throughout Nine Mile Ranch are the legal responsibility of Board of Directors of the Association. Please get in contact with us and ask us what's OK and not OK.
- The Nine Mile Ranch Homeowners Association is not responsible if you injure yourself or any property, and by doing your volunteer work you agree to hold the Nine Mile Ranch Homeowners Association harmless from the results of any action you might take.

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**Driving fast on our roads costs \$\$\$. Please drive no more than 20MPH**