

Nine Mile Ranch Homeowners Association
Board of Directors Meeting
July 13, 2018

Meeting held at Oroville Senior Center

Board members present: Kirk Johnson, Rick Lewis, Wayne Naysnerski, Kate Naysnerski and Leo Culloo. Brett Coffman present by teleconference. Also present was Stacey Johnson (Acting Treasurer), and Association members Calvin Green and Ron Zuber.

Meeting called to order at 9:02.

Motion made by Kirk Johnson to add items to today's agenda. Motion passed unanimously.

Motion made by Kirk Johnson that approval of the June 23, 2018 meeting minutes be approved via email after this meeting within two weeks. Seconded by Leo Culloo. Motion passed unanimously.

Discuss regarding Annual Membership Meeting minutes. HOA law states that *membership* meeting minutes are to be approved by the *membership* at next *membership* meeting. Quorum was not present at June 23, 2018 Annual Membership Meeting. Unanimous consent, by the Board, to draft and publish unapproved minutes unless a quorum of members attend next membership meeting. Quorum is 20% of the membership: 61 voting members.

Acknowledgement of email motion made by Kate Naysnerski: "I motion for Stacey to do what she needs to do (explained in her letter) in her role as temporary Treasurer", (and restated by Kirk Johnson);

Motion: WHEREAS the BOD Treasurer spontaneously resigned two days ago and Stacey Johnson is a current agent to the Treasurer and possesses the skills and experience to perform treasurer's duties, I amend the motion to state that Stacey Johnson be appointed to perform all Treasurer's duties until the BOD declares otherwise. Stacey will issue a report once per week describing actions she has taken. Seconded by Kirk Johnson. Motion passed unanimously through email.

Update from Brett Coffman regarding the legalities of Lynn Barnett having to pay assessments on the 8 Lots he still owns. Discussion tabled. Brett needs more time for research. **Motion** to table discussion, seconded by Rick Lewis. Passed unanimously.

Leo reported that he is still working on soliciting an Association attorney. Discussion included suggesting that we need an attorney in Okanogan County as that is where the legal venue is. Also, attorney needs to have HOA experience.

For the record: Carol Sanderson resigned as Board Member and Treasurer on June 28, 2018.

Motion made by Wayne Naysnerski to have a 2 hour time limit on Board meetings, unless extended by a vote of the majority of Board members. Seconded by Kate Naysnerski, Passed unanimously.

Treasurer's report:

- \$41,846 in checking
- \$14,572 in savings
- \$32,744 in CD
- \$37,622 in Accounts Receivable

Discussion regarding using Quickbooks system on-line or Pay Pal for members convenience to pay assessments owed. No decision was made.

Motion made by Kirk Johnson, adjusted by Leo Culloo: WHEREAS there are legal questions about certain potential liabilities to the HOA associated with further past-due and collection policies, I move that the BOD adopt and act on the following limited past-due and collections policies:

1. Per CCRs Article III Section 1a, revoke the voting privileges of Lot Owners past-due by 120 days or more. Upon revocation, notice of revocation will be sent to the registered address of the Lot Owner and such notice shall be duly made record of and kept in the official archives.
2. Interest charges shall be charged pursuant to CCR's Article IV, Section 10.
3. The Treasurer will send out past due notice/statement to delinquent accounts at 30 and 60 days past due.
4. The Treasurer, at 90 days past due on delinquent accounts, will send out notices of right of the Association to lien at 120 days past due; this notice will be sent certified mail.

Seconded by Leo Culloo. Motion passed unanimously.

Discussion regarding collections/past due policy may need legal counsel.

Motion made by Leo Culloo to include on annual assessment invoices that interest will be charged on accounts paid after July 1st. Seconded by Rick Lewis. Motion passed unanimously.

Additional discussion was had regarding liens and foreclosures. Suggestion/opinion that foreclosure process is expensive and would be used as last resort.

CD expires on October 18, 2018. Will automatically continue for another year unless changed prior to expiration date. Discussion regarding options for better investment return in place of the CD.

Road Report: Recent partial road tour made with Kirk Johnson, Brett Coffman and Tim Roberts to assess road for gravel replacement; Divisions 7 & 8 complete, remaining Divisions will be assessed soon. During tours, documentation was also made regarding the history of all gravel placements. The intent is to make an informed recommendation to the Board for fall/spring gravel placement in consideration of budget constraints.

Motion made by Leo Culloo: Board approve Road Committee contingency equal to 10% of annual road budget to use for unforeseen needful repairs at the Road Committee's discretion. Seconded by Kirk Johnson. Motion passed unanimously.

Discussion regarding mowing of shoulders on Division 8 Canyon View Lane which is a paved road. Mowing for fire hazard. Rick Lewis advised, after inspection, that using a weed eater may be the best option because of rock hazard to mowers and threat of starting a fire.

Motion by Kirk Johnson to approved \$900 for trimming of trees and shrubs alongside Ranch roads that are currently impeding some level of safety, maintenance performance, snowplowing, and/or auto travel on the full road width. Work to be performed by a qualified, licensed, bonded, and insured contractor chosen and engaged at the Road Committees discretion. It is understood that this expenditure amount will likely not address all needful trimming but will focus on prioritizing the worst of it. Seconded by Leo Culloo. Motion passed unanimously. Also, Brett Coffman will perform voluntary trimming for Gold Rush Ridge.

Brett Coffman will bring forward draft waiver for Release of Liability for volunteers performing road work.

Website is up and running. Unanimous consent was given that any changes or additions to the Website must be approved by Board of Directors. Will add emergency numbers link and post current road report.

Motion by Kirk Johnson: In order to meet quorum to conduct BOD meetings with our majority absentee Directorship, I move that Susan Steward immediately sign the Association up for Vast Conference Teleconference Service, based on the following basic initial parameters:

- Pay-per-use at the rate of \$.02 per minute per caller.
- Susan will coordinate with Stacey Johnson to arrange payment.

Seconded by Rick Lewis. Discussion included estimating that a typical Board meeting of 1 ½ hours would cost approximately \$14.00. Motion passed unanimously.

Motion made by Kirk Johnson: I move that the draft newsletter and form presented by Kirk Johnson be sent out to all HOA members ASAP and that whatever expense that takes be approved. While it may be preferred that the letter be sent as a single sheet, double-sided, pre-sorted bulk mailing in order to save costs, it is not known at this time what potential investment it may required in order to achieve that, so Stacey Johnson will research the subject and report back to the BOD for their email majority consent about this subject. The consent will included a budget amount, and the consent will be recorded into the next BOD meeting. Given the need to get the mailing out ASAP in order to inform the membership of new HOA contact information, this motion may included the BOD choosing to send out the mailing via normal envelope and postage. Seconded by Leo Culloo. Discussion included normal envelope and postage for sending the newsletter would cost approximately \$225.00 Seconded by Leo Culloo. Motion passed unanimously.

Motion made by Leo Culloo to appoint Brian Rabe to the Board of Directors. Seconded by Rick Lewis. Passed unanimously. Brian Rabe will replace Ron Hesse's position on the Board.

Motion by Kirk Johnson to adjourn to Executive Session. Motion passed unanimously.

Meeting adjourned at 10:59