



PO Box 332, Oroville WA 98844  
9mileranchhoa.org

## **BALLOT INFORMATION**

**Ballots must be returned no later than June 15, 2019**

**Ballot must be signed, dated and completely filled out for your ballot to be valid.**

The enclosed ballot is for Association Members to vote on two separate issues:

1. One (1) position for Nine Mile Ranch Board of Directors.
2. Vote on whether to have the Association perform an independent audit of our financials.

***One vote is allowed per lot:*** one (1) vote for your chosen candidate, and one (1) vote regarding audit.

### **Election of One Board Member**

Per Nine Mile Ranch HOA Bylaw; Article IV, Section 3. Terms: This year the Membership will elect one (1) Board member. Please see bios of candidates enclosed.

### **Audit of Association Financials**

Per HOA RCW 64.38.045 (3) “....*The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent certified public accountant, **but the audit may be waived if sixty-seven percent of the votes casts by owners....at which a quorum is present, vote each year to waive the audit.***” (bold added)

In other words, Washington State Law is written to give HOA members the right to chose whether to spend funds on a yearly audit of their HOA Financials. This vote will take place every year. Although the majority of the audit will be looking at our accounting books and practices, it also reviews Board actions including proper disclosure of funds spent, proper meeting minutes, and internal controls. This audit would be regarding one (1) fiscal year: June 1, 2018 through May 31, 2019.

The Board has solicited 2 competing bids from firms that perform HOA audits. Based on these bids we have budgeted \$2700.00 in this coming year in the event the Membership chooses to have the audit performed.

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***It cannot be overly expressed the importance that you participate in the HOA voting process. We need a quorum (20% = 62 members voting) of votes to make the voting process valid.***

Ballots will be counted at the Membership Annual Meeting on June 15, 2019. Any questions please contact the Board at 9mileranchhoa.org, or call Stacey Johnson at 509-476-3089.