

IMPORTANT NEWS AND NOTICES 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 notices and 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

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SPECIAL ASSESSMENT VOTE PASSES

On August 31, 2019 the membership voted 102 to 58 in favor of a one-time special assessment charge per Lot of \$242.00 to purchase badly needed gravel for our roads and to purchase a gravel rake. The added income for these purchases will also protect our small reserve fund from being drawn down.

- The \$242.00 charge will be invoiced to all Lot Owners in (2) separate charges; \$150.00 will be invoiced immediately (invoice enclosed), and the remaining \$92.00 will be due next July with the regular annual assessment.
- Purchasing the rake and the gravel will happen as funds from the special assessment come in and provide that funding, so hopefully we'll be able to start purchasing soon... in other words, getting the rake and placing gravel will take time over many seasons in the next two years.

Go to the 9mileranchhoa.org website throughout the next few seasons to see updates about progress of this subject.

COMMITTEE MEMBERS WANTED

The greatest amount of work in running our HOA is accomplished between meetings by committees; this is where 9MR needs volunteers. Committees communicate largely by email, sharing information and deliberating about work topics to prepare the groundwork for the Board to make decisions by. This is where the interesting 'mechanics' of our HOA can be participated in. Current standing committees of 9MR are:

- **ACC:** oversees compliance with CCRs, processes Lot Owner land development applications.
- **Legal:** researches issues relative to state statutes and our governing documents.
- **Financial:** dealing with issues concerning expenditures and budget, accounting, financial planning and cash flow.
- **Road:** dealing with anything having to do with road maintenance and improvement

The management of our 9MR HOA is all volunteer. If you have aptitude in any of these subjects or committees and enjoy working in cooperation with others, please contact us to explore joining a committee. The work load is small if many chip in, and the sense of accomplishment is rewarding!

ROAD MAINTENANCE UPDATE

For complete road maintenance details please see the website under "Reports" for the "2019 Road Work List 3.0(1)". Otherwise, here are some summaries and highlights:

- The last of culvert clearing and ditching is being completed right now.
- Weed control is completed for the year.
- Late July heavy rains brought unusual erosion damage to many roads and ditches. Working within the limits of available funds, the highest priority repairs are just being completed; this has included some ditch armoring in heaviest flow areas using large shale rock. These unusual repairs will use approximately half of this year's available road maintenance budget.
- As long as further unexpected heavy rains do not cause more repairs to be made, we're planning to be able to perform some raking before winter sets in.
- Due to higher repair costs this year we will likely wait until next spring to place new gravel. The goal is to go into winter with approximately \$14,000 excess cash from current income and see if winter snow plowing expenses are higher than average; then in spring we can spend whatever is left on gravel, given that no other unforeseen/uncontrollable expenses come up.
- The passage of the recent Special Assessment will cause approximately \$2000 additional funds for road maintenance to become available. This will likely be spent on next-priority road maintenance items as shown in the "2019 Road Work List 3.0(1)" on the website.

SNOW PLOWING UPDATE

Winter's not that far away, so that means snow is coming. The Road Committee has been interviewing new snow plow contractor candidates and will be making agreements soon. Here are some points of interest to Lot Owners:

- It will take time for new plowers to learn our many miles of roads; please be patient while new plowers are learning.
- If you would like to arrange having the Ranch plower plow your private driveway for you please either visit the 9mileranchhoa.org website in the coming months for contact info or call (509) 476-3089 for more information.

CPA FINANCIAL AUDIT IS COMPLETE

The required audit for last fiscal year's financials (6/1/18 – 5/30/19) and supporting documentation has been completed. Here are summarizing quotes from the auditor's report:

- *"Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements."*
- *"In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Nine-Mile Ranch Homeowners Association as of May 2019, and results of its preparation and its cash flows for the year then ended in conformity with accounting principals generally accepted in the United States of America."*

The full audit report is available upon request.

NOTICE – FINE POLICY AND SCHEDULE

Enclosed with this Newsletter you will find a newly adopted fine policy and schedule. Our CCRs and state laws allow fines as part of enforcement. The Board has adopted this intending it will encourage members to uphold their end of the contract in following our CCRs. The policy also provides the Board an avenue to take actions to encourage compliance instead of spending HOA funds on attorneys. Please contact the Board/ACC if you have any questions regarding the policy.

ACC REPORT & REMINDERS

First, a thank you goes out to all Lot Owners who have gone through the ACC application process.

- (2) approvals were given in the month of August, and another is pending.
- Please remember that all structures – no matter the square footage or use – are required to have ACC approval prior to installation.
- Please remember that all driveways need to have ACC approval prior to installation. Especially notable is that private driveways can significantly impact the way their water shedding erodes Ranch roads, culverts and ditches. All impacts to Ranch roads/culverts/ditches from private driveway installation is the responsibility of Lot Owners and can cause expenses.

2020 HOA MEETING SCHEDULE

All meetings will be held at the Oroville High School at 1:00PM; please check the HOA website prior to meetings for any changes:

- Board meeting: January 11, 2020
- Board meeting: March 14, 2020
- Annual Membership meeting: June 20, 2020
- Board meeting: July 11, 2020
- Board meeting: October 10, 2020

VOLUNTEERS NEEDED FOR ROAD WORK

Most road maintenance has to be hired out to professionals who have particular skills and equipment, but some tasks are especially helpful when done by volunteers. Please contact us for your help.

General Labor. There seems to be a shortage of local licensed, bonded and insured labor that can legally perform general labor tasks outside of large equipment operation. Of course, volunteer work also saves the HOA money. The following are a few of the labor tasks that our HOA often needs volunteer help for:

- Removing large errant rocks from roads after road maintenance gear has been operated.
- Filling potholes.
- Other shovel or hand work too small for equipment.
- Trimming trees and shrubs that encroach roads.
- Clearing culverts.
- Fixing fencing barriers and cattle grates, and removing refuse.

Road Raking. Soon our HOA will own its own gravel rake, which is an essential tool for road crowning and gravel/surface maintenance. The rake can be pulled behind any ¾-ton 4x4 pick up truck and requires no truck modification. If you have some aptitude for using and understanding road gear and own a truck and would like to help, please contact us to see if we can get you involved.