

# **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**

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

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### ***SEE ENCLOSED SNOW PLOWING INSTRUCTIONS FOR NINE MILE RANCH AND PRIVATE DRIVEWAYS***

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#### ***SPECIAL ASSESSMENT GRAVEL PLACEMENTS!***

On August 31, 2019 our HOA membership approved a special assessment to purchase \$54,000 worth of road gravel and for \$19,000 dedicated to purchasing a gravel rake. As payments started coming in in late September the Road Committee ordered initial placements of gravel to begin, placing the amount of gravel worth equal to the money collected. Initial placements are complete for now, allowing winter to set in and for additional funds to build up until next spring when placements will continue again. (28) truck loads of quality topcoat gravel, worth \$9400.00 with sales tax, have been placed, representing approximately 1/6 of the total special assessment funds for gravel. Funds continue to come in and we're also setting enough aside to stay on schedule for the rake purchase in spring.

You can visit the [9mileranchhoa.org](http://9mileranchhoa.org) website home page to see pictures of all gravel placements. Gravel placement priorities have and will continue to be on steeper inclines, to cover exposed boulderheads in the roads, and high traffic areas. We won't be able to do all we'd like to do but this will be a big step in improving our roads and making up for the lack of gravel placements over the last 20 years.

#### ***NEW VOLUNTEERS NEEDED***

Are you interested in being a Board or Committee member? Contact the Board to find out work loads and what business tasks are involved. Our HOA is all-volunteer and needs new folks to help out. Living at the Ranch is not a requirement.

***We welcome all member input and inquiries about the ongoing developments at Nine Mile Ranch. Everyone has a voice, and we want your direct involvement. Newsletters are brief summaries of subjects; contact us for more information. A healthy HOA needs members to know what's going on!***

#### ***CASH FLOW/FISCAL REPORT OCT. 15, 2019***

You can see a detailed cash flow report on the [9mileranchhoa.org](http://9mileranchhoa.org) website, but here's a general overview and highlights...

- \$47,986.00 in reserve/savings funds. This has remained basically unchanged for many years. \$3000 from this year's income will soon be added to reserves, the first increase in savings in many years.
- \$630.00 of interest has been earned on our reserve fund in CD since January 2019 when it was created; first worthy interest gains since 2012.
- \$18,863.00 of the total \$45,600 has been collected from the recent Special Assessment billing of \$150.00 per lot (recall that the remaining \$92.00 per lot will be billed next year). \$9467.00 of what's been collected has been spent already on recent gravel placements.
- At the October 12, 2019 Board meeting the Board resolved to spend the last prudent-available road maintenance funds for the season (an additional \$3000), totaling approximately \$18,000 having been spent on road maintenance this maintenance season. \$5413 of that was spent on emergency repairs due to unusual heavy rains last summer. These figures are regarding the *regular annual budget*, not including the special assessment income and expenditures.
- Right now we are setting aside \$13,000 from this year's 'income which is not already committed' from the regular budget as a buffer for variable winter costs, especially snow plowing expenses (any plowing expenses above the yearly average of \$15,000 will have to come out of this buffer.. the worst year on record, adjusted for current inflation, was about \$22,000). In spring we will spend whatever is left on yearly gravel replenishment (\$10,000 required every year, and so far about \$750 has been spent for this year).

## Clarification About Some HOA Facts

In having a common goal to make our HOA successful – given that we all have land values and land access tied to one another – it's really helpful that we all contribute accurate facts and impressions about our HOA. This is especially important for those newer or less-involved members who may not be as informed. So with that in mind we'd like to clarify some facts about a few subjects that may have come to your attention. We encourage you to also visit the [9mileranchhoa.org](http://9mileranchhoa.org) website and see a much more detailed report entitled, "Clarification About Some HOA Facts", including informative links, about all the following issues:

- **Rake purchase:** For qualified analysis about the reasons for the rake purchase please see the document entitled, "Rake Purchase Report" on the [9mileranchhoa.org](http://9mileranchhoa.org) website (look under the "Reports" section).
- **All elections have been conducted validly from the most complete membership list possibly available.**
  - List updated constantly, referencing county tax records and sales through escrow.
  - Records kept digitally on-line since 2008; not subject to corruption or destruction.
  - The developer has never managed, held or controlled the records.
  - HOA records are sometimes more accurate than county tax records.
- **In multiple ways, HOA governing documents express and imply that snow plowing on all roads is required to be provided by the HOA.** This is why the developer provided it for the first several years and the HOA has provided it for the last 18 years since. Please see report, "Clarification About Some HOA Facts" on the HOA website for greater details.
- **All directors and officers have been duly placed according to applicable state laws and governing documents.** RCW64.38.025(2), RCW24.03.100, HOA Bylaws Article IV, Sections 4 and 5 and Article VIII, Section 3.
- **All director voting powers, duties and offices are held and conducted in strict accordance with applicable laws and governing documents.**
  - No director has acted outside the power for a single vote per director on each and every Board action.
  - No single director or officer has unilateral decision-making capacity; every decision is made by Board resolution and/or Board delegation.
  - All officers have been duly elected into place by the Board of Directors.
  - All directors have equal right and access to all HOA records at all times, including to on-line financial account records, and no director has been denied access at any time.
  - No expenditure is ever taken without Board approval.
  - All actions taken by committees and delegated positions are disclosed to the entire Board as they happen at any time.
  - The Board has financial internal controls and disclosure procedures that ensure ongoing mandatory internal oversight.
  - There is no capacity within the Board administration and systems for any single director, officer, committee or groups of directors/officers/committees to act in self-interest without every single director being able to either know about it or have the opportunity to prevent it.
- **The Board conducts all discussions and business in strict accordance with state laws and governing documents.** RCW64.38.035(4), RCW24.03.115, HOA Bylaws Article VI, Section 4, and Article IX.
- **According to HOA records, no Board member has ever performed a paid service to this HOA nor has any been considered to be hired. There are no conflicts of interest.**

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### Do You Want Full-Time Rentals on 9MR?

The CCRs require that all rentals on Nine Mile Ranch are limited to no more than 6 months per calendar year, as was also recently verified through HOA legal counsel. Many of us know that there are and have been rentals exceeding this limitation. The ACC is required to enforce this provision and will start enforcement soon. Members can change this rentals restriction by amending the CCRs with a 60%+ approval vote. Also, according to Bylaws Article III, Section 2, if 10% or more of Lot Owners write the Board requesting that a vote to change the CCRs be conducted then the Board is required to put it out to vote to the entire membership.

### Thank you, volunteers!!!

Thank you to all the members who give their time and resources to our HOA like trimming trees, sending out welcome folders, donate meetings equipment use, manual labor on roads, filling potholes, clearing culverts, legal research, road drive mileage, volunteering for committees, etc. It's inspiring when folks choose to be helpful and giving to improve our HOA.

### NOTICE - NEW WATERSHED RULE

At the October 12, 2019 Board meeting the Board approved a new policy that protects Ranch roads and easements from water damage resulting from land changes Lot Owners might take on their own lands. The policy makes owners responsible for damages and requires remedy of causative circumstances, and the rule is subject to fines if an owner chooses not to adhere to the rule. Please see the [9mileranchhoa.org](http://9mileranchhoa.org) website under "Policies" to view the full rule text. Also please remember that land change activities like driveway installations, construction, and all significant clearing are required to be prior approved by the ACC, so please contact the ACC before you make such changes. This can also be helpful in having the ACC advise members *before* potential land changes are taken and cause damages.