

December 17, 2002

To: Nine Mile Board Members

A motion has been presented by Karen Hicks and then seconded by Steve Johnston today and is as follows:

That we the BOD accept the proposal from Kirk Johnson to keep his entire drive path (from 9 mile road to the entrance of the Johnson's driveway) according to the standards set forth by the Okanogan County Weed Control Board and per the roadway maintenance clause specified under Article V, Section 1 in the CCR's.

I spoke with each of you and obtained a vote by phone and here is the final tally:

Karen Hicks	Yes
Steve Johnston	Yes
Nita Delk	Yes
Roy Breedlove	Yes
Bonnie Terry	No
Bill Hendricks	No
Bill Baker	No

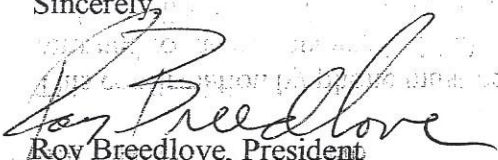
This confirmation by phone must be followed up by a signature from each BOD and returned to me by January 1, 2003. This should be ample time since I am furnishing you with the slip to sign and my self addressed and stamped envelope.

The vote and its results shall be read at our next scheduled BOD meeting and therefore will be put into the minutes.

Discussion of this issue has taken up so much of our time in previous meetings that it deserves a rest until road maintenance activities resume in the spring.

I wish each of you and your families the best of holidays!

Sincerely,



Roy Breedlove, President
Nine Mile Ranch HOA

BONNIE TERRY
ROY BREEDLOVE

Nine Mile Ranch Home Owners' Association
SPECIAL BOARD MEETING • DECEMBER 7, 2002

Meeting called to order 9:12am

Those present: Roy Breedlove, Bill Hendricks, Nita Delk, Bonnie Terry, Bill Baker, Karen Hicks, Steve Johnston, and 11 guests.

Flag Salute - Roy

Remembrance and Thanks - Roy

We took a moment to remember the historic significance of this day. WWII veteran Bill Baker shared that he was flying A-20s in England, and board members all expressed appreciation for all veterans.

Conduct of meeting - Move along on agenda and have comments at the end.

No minutes were approved because this is a special meeting. Minutes will be read and approved at the next regular Board meeting.

Treasurer's Report - Bonnie

Bonnie collected all information from Bev Hunt and installed the bookkeeping program on computer. It was a smooth transition. Overall, the books look good, and Bev is still available as we may need advice and/or information. As of 11-21-02, balance in account is \$23,853.48. Certificate of Deposit account was not brought to meeting.

There are \$3-4,000.00 in delinquent accounts that is unrecoverable because liens were not placed prior to the landowners selling or returning their properties.

Old Business -

Motion - Nita: (Made by phone and e-mail prior to meeting) I move that the board hires Phil Barto to provide the road engineering recommendations by November 29th, 2002 for the amount not to exceed \$1,200.00.

Second - Bill Baker

Passed - 6 yes, 1 abstain

Road Committee Report - Lloyd Showalter

Met and accompanied road engineer from Spokane, Phil Barto, on drive through Nine Mile Ranch roads. Two specific areas were targeted: Entrance to Division 5 on Mallard Drive, and entrance to Division 7 on West Corral Drive. Both areas cross creeks, one of which is type 3 water (fish bearing). His report was not completed by the time of this meeting, but it should arrive before the end of the year. A rough estimate for correcting the areas was near \$100,000.00.

DNR road abandonment issue was discussed at length. DNR personnel, Randy Nielson, said they will deal with the recorded property owner, Paul Loe, and stated that there should be no more working with the bank from above. Some feel they don't need to do anything with less than 500 acres, but DNR guy says that's not so. DNR does not allow more than a 9-inch drop, and there is currently 3 feet. DNR is in court now and some things may change. Even shocking the creek may change classification of water, but it still won't effect the culvert and roadbed issue. It was suggested that removing some trees may help improve Mallard Drive.

Directive: Trees should only be marked. No trees should be removed without first consulting with DNR and getting a permit from the landowner, Paul Loe.

New Business

Visit with Landowners - Mike Delk

In response to the BOD's request, Karen, Mike, and Nita made a visit to the Johnsons' to better understand their perspective. The issue with Mallard Drive goes back to the landowner and the county standards with regards to the easement. Should be handled according to weed board

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specifications with BOD. Lloyd mentioned that the Association now has a written understanding with Paul Loe regarding weed control on Mallard Drive. Steve pointed out that an owner cannot close an easement to someone's property, by law. There was no answer as to who assumes liability. No further discussion.

Correspondence - Roy

Roy received a letter from Karen Olsen with her personal recommendations to look at launching legal action, form a committee to explore options with attorney, Peter Fraley, and offered to head up this committee. A copy of her correspondence was made available for those who wished to read it.

Old Business

Contact with Attorney - Roy

As suggested, Roy contacted Ogden, Murphy, & Wallace to obtain a written fee schedule with attorney, Peter Fraley. He spoke with Brian Walker and received information as follows:

- Fees vary between \$120 to \$210 per hour
- \$150/hr is standard fee for Brian Walker
- \$170/hr is standard fee for Peter Fraley

Roy mentioned that these rates are scheduled to increase in 2003. Bill H. thought the BOD should proceed with getting legal recommendations before any action is taken. Nita stated that she is opposed to pursuing any legal action against declarant or anyone else, and would like to come to agreements face-to-face rather than using legal documents to communicate.

Motion - Bill B.: Form a committee to thoroughly look into handling the situation involving roads in Divisions V and VII, as well as accepting the roads as they are and see what options we have.

Second - Bill H.

Discussion: Review the road engineer report and Lloyd, Nita & others sit down with Lynn Barnett. It was recommended that the following people form this Solutions Committee: Nita Delk, Lloyd Showalter, Karen Olsen, Jean Daniels, and Kevin Griffin.

Passed - 6 yes, 1 abstain

Code of Conduct - Roy

We have all previously received copies to review of the proposal for the Code of Conduct.

Motion - Karen: That we accept the code of conduct

Second - Steve

Passed - Unanimous

Letter addressing improper construction of driveway - Roy

Revisited the letter to homeowner requesting that the driveway be brought into compliance. The deadline has come and gone without the work being done. CC&Rs were read to state the basis of BOD's authority and the request: CC&R article V, sections 1 and 2, as well as the Bylaws article VII, section 1, a, and section 2, e, g, j, and k.

Motion - Bonnie: Write a second letter stating that the first deadline was missed and the driveway was not brought into compliance to have the work done under the CC&Rs - if not done by deadline, the Board may exercise the option of contracting the work done and submit the bill to the landowner for remittance. If unpaid, a lien will be placed on the property(ies).

Second - Nita

Passed - Unanimous

ACC - Harry Mericle

Harry has been responding to submissions from land owners in writing. No committee has met. He has used the Association secretary to draft letters for him in the past, and would like to continue. It was recommended that he contacts the other ACC members when a request is made and connects with them, even over the phone. The current secretary's contact information was provided.

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Miscellaneous Topics

Reimbursements - Roy

Reasonable costs incurred by handling Association business is approved for reimbursement such as long distant phone calls, cost of copies, postal fees, etc. Those board members, and committee members incurring costs may submit the amount to the treasurer for reimbursement.

Road conditions - Bill H.

The state of the "dust bowls" in Division VII roads were mentioned. Concerns with roads should be directed to the Road Committee for their recommendations to the board.

Communication - Karen

It was recommended when a committee meets for a formal meeting that they invite board members to attend. This will help with communicating between each other.

Web site - Nita

Nita will work on building a web site (ninemileranch.com) that will have e-mail capabilities. Anyone would be able to view wildlife and land photographs, minutes, policies/procedures, CC&Rs, meeting dates, etc. A domain name fee is around \$70. Building a web site can generally cost around \$300 and Nita has arranged to have this fee waived. Maintaining the site is what takes the time and effort. Anyone wishing to help please let Nita know.

Road maintenance - Lloyd

The BOD needs to establish road maintenance and clarify the policy in a newsletter with regards to weeds, spraying, etc.

Next Meeting date:

February 8, 2003

The Peerless Restaurant, Oroville, WA

9:00am

Motion - Bill H.: Adjourn meeting

Second - Bill B.

Passed - Unanimous

Meeting adjourned at 11:20pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Home Owners Association
BOARD MEETING
October 26, 2002

Meeting called to order 9:00am

Those present: Roy Breedlove, Nita Delk, Bill Hendricks, Bill Baker, Karen Hicks, Steve Johnston, and 10 guests, with guest speaker Anna Lyon from the Okanogan County Noxious Weed Board.

Flag Salute -Roy

Resignation letter submitted by Bev Hunt on October 25, 2002.

Bonnie Terry has expressed an interest in office of treasurer. We need to make a plan for a smooth transition.

Motion - Karen: Bonnie Terry take the position of treasurer

Second - Bill B.

discussion regarding an audit committee; recommend Bonnie Terry & Nita Delk.

Passed - unanimous

Directive: send out a newsletter quickly to membership informing of the current officers, board, committee members, contact information, etc. Mention snow plow information and procedure to the members.

Mention role of weedboard in our area (and attach copies of weed handout from weed board).

Minutes from August 24, 2002 were read

Motion - Bill H.: Approve the minutes as they stand.

Second - Karen

Passed - Unanimous

Minutes from September 14, 2002 meeting were read

Motion - Steve: Approve the minutes with corrections as follows: --- change last sentence at the end of the first paragraph to read: "John Shaw is the primary contractor and will provide backup." as well as correct the phrase following the first motion to read: "motion lost"

Second - Bill H.

Note that Lloyd Showalter volunteers to be the backup for snow plowing.

Passed - Unanimous

New Business:

Guest speaker, Anna Lyon, Okanogan County Noxious weed board representative. A typed summary is available by request from the secretary.

Old Business:

Related business: Johnson weed control issue.

Tours were taken by Roy, Karen, Nita, Lloyd of several areas of easements with

regards to weed control. Explained that the Johnsons are saying they want Meadowlark sprayed, but not Mallard.

TLC has given input that the reference in the covenants to no chemical dumping is taken out of context and does not apply to herbicide and weed control. Anna Lyon recommendation: Document from start to finish. Written documentation, specify dates, have pictures before, during, and after, with a known landmark on all shots. If they have an agreement with adjoining property owners, Noxious Weed board contacts that land owner first hand to verify, and further explain that they are still responsible for their own weed control even if someone else is doing the work for them.

Lloyd further explained about other HOA easements and those owned by Paul Loe, and Tom Rise by using a diagram. Loe has said he doesn't care how it is done, but weeds must be kept under control. Mentioned that Meadowlark was not sprayed, and the surface and ditches are overgrown with vegetation. More comments from the audience. Recommend establishing a policy regarding spraying weeds. TLC had all roads sprayed before we purchased. We have an obligation as an association to keep our weeds maintained with adjoining personal properties (Loe, Rise, etc.) as well as all of our association roads. We take care of roads, from center line, both ditches out. Minimum billing from Loomis Ag. is \$50. Cost is not prohibitive to spray, even on a return. \$3,000 is the quote.

Directive: Roadways must be clear of all vegetation. Make video of Mallard and Meadowlark as they are.

Obtain written understanding with Paul Loe. All responses should be in writing sent regular mail and certified. Make reference in minutes about all verbal communications. Specify that we really wish to work with the Johnsons, are planning to spray as weather permits, and there is a two-step process to follow. A landowner can only represent their own parcel(s).

Road concerns - Bill B.

DNR concerned with two areas: Division 7 entrance culvert, Division 5 stream culvert. They're not concerned with roads unless we can produce 200 board feet of lumber (forest land). They are concerned with roads slumping off into waterways. They will not give a permit, the roadway is too steep where it cuts off over the creek. It will not meet their standards. Some major work needs to be done. Could put in the application now to meet the specs that will be in effect later. There are a couple of options: Can't have over a nine-inch fall, there is a two foot fall now. The road won't be there later, it won't hold up. Paul Loe is the recorded property owner, so it will come back on him. Also, the Steinbeck's property line may be affected.

OPTIONS dig out large parts of the road, but can't go into the bank more, build up the proper road bed. Looking at \$20-30,000 dollars in culverts, that doesn't even touch the roads yet. Type 3 Fish bearing stream, 5 classes of water and/or land. There's a 9' waterfall down the road. DNR may have fish shocked to see if they can classify it differently, but we still can't have more than a 9" slope. Discussion followed. Concerns: haven't turned roads over to developer, but will come after the

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owners of the properties. Will individual lot owners be responsible? - check with an attorney.

Recommendation was made that we consult a road engineer. Phil Barto (around \$750 - \$1,000) note: Division 5 was accepted March 1, 1996, and Articles were incorporated June 3, 1996. If time frame is an issue, it's been roughly 6 1/2 years. Nita will ask for copies regarding road easements with Loe/Barnett, Rise/Barnett and obtain any written agreements that the association may be obligated to uphold.

Motion - Bill H.: have Loomis ag spray for weeds on the roads and easements in the amount of \$3,000 and a road committee member accompany him.

Second - Bill B.

Recommendation: that we notify homeowners that we will be spraying - avoid having children out playing, animals not running around. Notify "when there is sufficient moisture . . . avoid being out of doors. Karen is willing to make phone calls directly to the homeowners.

Road committee will handle posting signs on entryways.

Passed - unanimous

Motion - Bill B.: -We accept the "Road Use and Driveway Construction handout" (as recommended by the road committee) and send it to all homeowners.

Second - Karen

Passed - unanimous

Motion - Nita: Send a letter from the board to all contractors that work on the development, all homeowners that the road committee identifies as potentially problematic, and to all members of the ACC along with the "Road Use and Driveway Construction" handout.

Second - Karen

Passed - unanimous

-Code of Conduct & Grievance procedure drafts were handed out.

To be reviewed again by the board members and decided upon at another meeting.

Special meeting called for Dec. 7, 2002 - 9am, at the Peerless (Oroville).

Topics for discussion: Road Engineer's recommendations, legal advice, action to take regarding roads and easements.

Motion - Bill H.: Adjourn meeting

Second - Bill B.

Passed - Unanimous

Meeting adjourned at 12:20pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Home Owners' Association
SPECIAL MEETING • SEPT 14, 2002

Meeting called to order 9:12am

Those present: Bev Hunt, Nita Delk, Bill Hendricks, Bill Baker, Roy Breedlove, Karen Hicks, and 11 guests.

Flag Salute - Roy

Welcome & Thanks - Roy

Road Committee -

Snow removal -

Received three bids. The committee recommended using John Shaw. There was further discussion about the bids and comparing the differences. Sanding is not an option for us to use during the winter as the sand piles are frozen. Note: an hourly rate can change with regards to the snow fall. Recommend paying a set amount as opposed to piece work. Further discussion about equipment, experience, removal procedures, and the snowfall levels varying in depth depending on location at each division, etc. The road committee has made their recommendations based on equipment and availability. John Shaw as the primary contractor and will provide backup.

Motion - Bev: accept bid from Tim Roberts for all divisions, and Steve Stubbs for Div. 3:

No second, **motion lost**.

Motion - Bill Baker: Accept bid as recommended by road committee from John Shaw for all divisions and Steve Stubbs for division 3

Second - Karen

Passed - 4 yes, 1 oppose, 1 abstain

Comments from the guests: Put sand in your car and be prepared for traveling in winter at Nine Mile Ranch. We all moved over here from various places, most from areas with little or no snow. Remember that we all are neighbors and we can work together. Clarification: we can plow when there is a minimum 3-4" of snow, and then it's a judgment call. Mike Delk will be the coordinator for snow removal.

Nancy Stubbs submitted her letter of resignation from the Board of Directors.

Bonnie Terry is willing to serve on the Board. She has communicated with Lynn Barnett.

Bill Baker made recommendation about road surface material.

Osoyoos Aggregate

Manuel Vieina

495-7600

cel# 498-7674

\$165/truckload (12 yards)

Motion - Bill H: We authorize no more than two loads of surface material on the specified problem areas of Div. 7.

Second - Bev

Discussion followed.

Passed - unanimous

8-24-02

Nine Mile Ranch Home Owners Association
BOARD MEETING
August 24, 2002

Meeting called to order 9:02am

Those present: Bev Hunt, Nita Delk, Bill Hendricks, Nancy Stubbs, Roy Breedlove, Karen Hicks, and 12 guests.

Flag Salute -Roy

Welcome & Thanks -Roy

Many thanks to several members who have helped us; previous presidents, committee members, and many other members were thanked.

Minutes from May 4 were read

Motion - Bev: Approve the minutes.

Second - Nancy

Passed - Unanimous

Minutes from Annual meeting June 22

Motion - Bev: Approve the minutes.

Second - Karen

Passed - Unanimous

Treasurer's report -Bev

Checking account balance- \$21,100

Savings account balance- \$23,900

No outstanding

No money has been received from Lynn Barnett with regards to his unsold lots

Old Business:

-Code of Conduct & Grievance procedure drafts were handed out and reviewed.

Motion - Bev: Table this agenda item for next meeting

Second - Karen

Passed - Unanimous

Cows -Bill

Still feel this is a problem that should be handled by the board. All actions have been exercised that we are able to do: calling cattle owners, calling sheriff, send written letters addressing problems, and yet the problem still remains an issue.

Motion - Nita: we mention in the newsletter, identifying any landowners willing to have pens on their land, send "Cattle in your yard" letter to homeowners.

Second - Bill

Discussion- update Cattle in your yard to be current with representative, cattle owners' phone numbers. NEXT step is to CALL SHERIFF.

Amend motion - Nita: We update our procedure for "Cattle in Your Yard" mentioning sheriff, cattlemen's phone numbers, current contact persons (if any), and include it with the newsletter -mentioning to keep documentation of incidents (log sheet, pictures, etc.), and allowing options for rounding up stray cattle and hold them in Tom Rise's pen on Chesaw Road, after we acquire a written agreement from him to do so.

Second - Karen

Passed -5 yes, 1 abstain

Motion - Bill: Lloyd is designated as the contact person and the board will support him.

Second - Nancy

Passed - 5-yes, 1 abstain

NEW Business:

Snow plowing -

Road committee recognized as current - mention that new committee members are welcome to voice their interest.

Motion - Nita: Retain 3 members, David Lorz to the road committee AND mention in newsletter that ANY persons interested in serving on this committee please notify the board.

Second - Nancy

Further discussion. Nancy **nominate** Karen to be the liaison for the road committee & the board.

second - Bev

Passed - unanimous

Amend motion - Nita: Retain Lloyd Showalter, Mike Delk, Carroll Wright, adding David Lorz to the road committee

and Karen Hicks will be the liaison to the board AND mention in newsletter that ANY persons interested in serving on this committee please notify the board.

Second - Nancy

Passed - unanimous

Motion - Nita: We update our procedures for road committee (policies for snow removal, road maintenance, etc.) keep the contact persons for each division to report to the road committee, and if they are unavailable at any given time throughout the season, that representative will find a suitable replacement in their absence.

Second - Bill

Passed - unanimous

SNOW PLOWING-

One bid was received for the whole division, and one for division 3. Perhaps we should solicit people who may be interested to submit additional bids.

Motion - Nita: Special meeting called Sept 14th, 9am at Peerless, to review snow removal bids and discuss further issues.

Second - Bill

Passed - unanimous

Roy- subjects of concern.

If signs go down, they must be in place for emergency services to be able to respond.

Motion - Karen: The board authorize a cap for using emergency funds not to exceed \$100 which can be spent when it is identified for safety situations after gaining the approval of two additional board members verbally.

Second - Nancy

Discussion

Amended Motion - Karen: The board authorizes a cap for using emergency funds not to exceed \$100 which can be spent when it is identified for safety situations and contact with the appropriate committee responsible to handling the issue will be attempted, and after gaining the approval of two additional board members verbally, making reference to the RCW title 24.03.465 and -470.

Second-Nancy

Passed - unanimous

Roads- Bill

Weed issue on the roadways was revisited. Jean Daniels- commented that the roads look beautiful but mentioned an exception for spraying of weeds, particularly knapweed.

Motion - Bill: We follow through with what was previously decided with regards to spraying the weeds not being sprayed on the easements, and at the same time spray association roads for knapweed.

Second - Karen

Discussion. Several options were addressed, including mowing, pulling, etc. Statement was made that you can't effectively pull knapweed because of the root systems. It must be sprayed to bring it under control.

Passed - 5 yes, 1 abstain

Permission granted to purchase binders etc. for each member of the board. Permission to include the board members, past as well as present, and record updated information in the minutes.

June 30, 2000: Gary McNulty appointed to serve on the ACC

May 21, 2001: Steve Johnston (Div 8) appointed to serve on the Board of Directors

May 21, 2001: William Hendricks (Div 7) appointed to serve on the Board of Directors

May 21, 2001: Mike Delk (Div 6) appointed to serve on the Board of Directors

May 21, 2001: Kirk Johnson (Div 5) appointed to serve on the Board of Directors

May 21, 2001: Richard Milligan (Div 4) appointed to serve on the Board of Directors

May 21, 2001: Bill Baker (Div 1) appointed to serve on the Board of Directors

May 21, 2001: Roy Breedlove (at large) appointed to serve on the Board of Directors

June 26, 2001: Nancy Stubbs (Div 3) appointed to serve on the Board of Directors

June 26, 2001: Carroll Wright - removed from the board by Lynn

May 14, 2002: Karen Hicks (Div 4) appointed to the Board of Directors

May 14, 2002: Stacy Johnson (Div 5) appointed to the Board of Directors for remainder of term

May 16, 2002: Richard Milligan retained on Board of Directors, hold office of president

May 16, 2002: Kevin Griffin appointed to serve on the ACC

June 18, 2002: Stacy Johnson resigned from the Board verbally

June 22, 2002: Nancy Stubbs resigned from the Board verbally

August 24, 2002: Nancy withholding her letter of resignation at this time - will remain on Board

August 22, 2002: Marlene Bastian appointed to serve on the ACC verbally by Lynn

Four Recommendations from the road committee were read. Handout for suggestions of road & driveway construction were presented. These are attached. These will be discussed at another board meeting.

Letters: - Roy

Not necessary to read the letter aloud. They may be made available for any member to read.
Members may summarize their letters in open forum.

Open forum:

Skip Ord - Interested in serving on the road committee.

How can we identify problematic road areas? It was mentioned that Division 7 has some areas that pose a hazard.

With regards to written documentation - the option of requesting a member's written letter should be made part of the record, and should be attached to the minutes.

Directive: Secretary provide 5 additional copies of papers for audience.

Contact Secretary if those members present want copies of materials such as-

- Code of Conduct
- Grievance Procedures
- Road Construction recommendations, etc.

Jean Daniels:- Letter addressing Bev Hunt's plan to provide an adult nursing care facility as a business on Nine Mile Ranch. Feels Nine Mile Ranch is not the right place for this business.
Issue will be tabled for another Board meeting.

Motion: Table election of officers to the Sept. 14 meeting

Second - Nancy

Passed - 4-yes, 1-no, 1 abstain

Motion: Form an audit committee from the membership to look at our books.

Second - Bill

Further discussion. We would like a CPA to look at our books as well.

Directive: Mention to the membership about looking for a CPA (from within the membership)

Passed - 5-yes, 1 abstain

Nita mentioned that Lynn was seriously considering giving some land to the Homeowners' Association. This would be very helpful in a "common area" as well as a first response fire unit. Mike will get hold of Skip for first response with regards to fire issues.

Jean Daniels: formally request that the board use Peter Fraley as attorney of choice for Homeowners' Association issues, as previously decided and recorded in the minutes.

Request- Please put anything in writing and demand a written response from TLC.

Much discussion about "old business" issues that have been previously tabled... ACC, non compliance, excessive excavation, etc.

Lynn Barnett assured that he will work with the current road committee. (Lloyd, mike, Carroll, and whoever else may join).

To be discussed at another meeting:

Outstanding back balances that cannot be recovered.

Jean Daniel's letter regarding businesses at Nine Mile.

Code of Conduct & Grievance procedure

Road/Driveway construction recommendations

Motion - Bev: Adjourn meeting

Second - Nita

Passed - Unanimous

Meeting adjourned at 12:50pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Homeowners' Association
Board Meeting & ANNUAL MEMBERSHIP PLANNING MEETING
May 4, 2002

Meeting called to order 9:32am

Those present: Richard Milligan, Bev Hunt, Nita Delk, Kirk Johnson, Bill Baker, Nancy Stubbs, Roy Breedlove, and 2 guests.

Motion-Nancy: Approve minutes submitted from last meeting (April 13, 2002)

Second-Nita

Passed-Unanimous

Old Business-

Kirk verbally resigned at previous meeting. Written resignation submitted today resigning from board.

Roads Update-

Kirk presented information regarding Roads: "To do this year and related work". (His typed pages are included in the records as an attachment on file). Divisions 1-5 are done. There is a bit of spraying left to do in Divisions 6 and 7. 34 1/2 miles of road had been quoted for spraying. 36 miles of road were covered, so there is an additional fee of \$463.00. Kirk hired Rob Smith to inspect & clear the culverts. A culvert legend has been created, and includes work to date for Divisions 2 & 5.

Motion - Bev: We hire Rob Smith to continue clearing culverts at the rate of \$11/hour

Second - Bill

Passed - no opposed

Costs for road maintenance should be around 4 times \$5,000/year (\$20,000). Without an increase in dues (or other major source of funding), don't see how this will be possible. Kirk recommends action ASAP regarding the issue of increasing dues \$100 (100%), and the possibility of making agreements with Lynn Barnett. Bill & Ann Baker shared information (from Canada) to bring roads up to spec.s: Current costs for building road/driveways - using wider width, 5/8" crushed, 2-4", spread and rolled = costs around \$3000/mile.

Stacey Johnson mentioned their disapproval and displeasure about their road/property being sprayed with chemicals. This goes against their wishes; want better communication & respect.

Money is wasted by spraying roads for weeds before they are maintained/graded. Rich will call Bill and Lloyd. Kirk agreed to continue coordinating road work & spraying.

Motion - Bev: Nominate Roy Breedlove as Vice President, no other nominations recognized

Second - Nancy

Passed - no opposed

Motion - Nancy: Nominate Nita as Secretary, no other nominations

Second - Bill

Passed - 1 opposed

Motion - Nancy: Nominate Bev as Treasurer, no other nominations

Second - Nita

Passed - no opposed

Motion - Bev: nominate Rich as president, no other nominations

Second - Nancy

Discussion: Lynn Barnett removed Rich from board, and he is no longer a land owner in Nine Mile Ranch. The majority of the board mentioned they would contact Lynn to consider otherwise, looking ahead in the bylaws where a representative of the Oroville area is recommended to be part of the board (and Rich is the current Oroville Chamber of Commerce President)

Passed - no opposition voiced

Motion - Bev: Nominate Nita as Sergeant of Arms, no other nominations

Second - Nancy

Discussion: we want to maintain a positive atmosphere in our meetings, and limit lengthy discussions so we can cover as many agenda items as possible, recognizing others in a timely fashion.

Passed - no opposed

There are board vacancies with regards to representation from Divisions 4 and 5.

New Business - Annual Meeting

Chuck & Maria Thompson will love to host annual meeting again. Please specify No Dogs, and No climbing on rocks. Nita will make signs. Lynn Barnett will allow us to use benches again.

\$500 budget suggested for this year's annual meeting. Bev will put a list of items together for purchase.

Nancy will donate a large coffee pot to the board for use. Nancy will put together raffle items. All raffle donation will be put back into the general fund. Nita will check into a sound system (mic/amp for use).

Kirk will provide music. Rich will arrange getting toilets. Mike (Delk) volunteered to help Barbecue. Bev will shop locally for supplies. Nancy will set up the condiment trays. Nita will bring a netting tent for the raffle table. Nancy will call about renting a tent (for shade). Nita will set up a suggestion box. Nita, Rich,

Bev will provide ice chests. Rich, Nita, & _____ will bring BBQs. Nita will make an invitation letter to be inserted into the newsletter. Stacey will help with folding/stuffing for mailing newsletter. Nita will make HOA Letterhead/Eps. Annual Meeting to be held on JUNE 22, 2002

HOA will provide: drinks; soda/juice/water/coffee/tea, hamburger (and vegetarian burgers), hot dogs, buns, condiments, plates, utensils, etc. We will hold a SHORT business meeting at 11am.

Motion - Bev: A committee comprised of Bev, Nita, and Rich will take care of (carry forward and complete) the task of putting together the annual meeting notification to the membership, and getting it into the mail ASAP (prior to 30 days) of the meeting.

Second - Nita

Discussion: The committee will create the annual meeting agenda & handle the contents of the Newsletter. We will add that people can pay their annual fees at the picnic if they wish (they are due by July 1st). Bev will send (mail) for annual dues June 1st.

Passed - Unanimous.

Treasurer's report-

Bev provided update on financial information, budget for last year's annual report expenses, and will have a financial report at the annual meeting. It was mentioned to include financial statement in the mailing so the membership can view their own copy ahead of time.

Board Meetings -

Nancy suggested quarterly meetings strategically scheduled to coincide with Nine Mile Ranch needs. It was decided to hold meetings from 9:00am to 11:00am at the Peerless Restaurant in Oroville. (Bev suggested that the board always purchase coffee/tea for anyone attending.)

Suggest end of February, early April, May (prior to Annual), ANNUAL (June), August, (pre-winter), and October. It was decided to let the annual meeting committee handle creating the board meeting schedule, and to include the information in the newsletter to the membership.

Items to be revisited at next (or subsequent) meeting:

- Revisit the letter/form to the board that excepts property owner's lot from being sprayed.
- Instruct the general membership with regards to road usage & driveway construction.
- Slash piles created in Division 7.

Motion - Nancy: Adjourn meeting

Second - Nita

Passed - Unanimous

Meeting adjourned at 11:50am

Minutes respectfully submitted by Nita Delk.

NINE-MILE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

April 13, 2002

9:30 AM - Meeting called to order.

Board members present were: Richard Milligan, Steve Johnston, Kirk Johnson, Bev Hunt, Nancy Stubbs, Bill Hendricks, and Lanitta Delk.
Audience count was 6.

Kirk Johnson has resigned from the office of President. As decreed in the By-Laws, Vice President Richard Milligan is now the President for the remainder of the term. Kirk is still a member of the Board of Directors.

Richard would appreciate setting a two-hour limit on future meetings. To expedite this, every board member will be given a list of owners in the division. It is expected that board members will bring to the table any issue or concern that folks in their division have. Should an owner want to address the Board in person, they need to contact the representative for their division or can notify the President to be placed on the agenda.

Motion by Steve Johnston to approve the September 8, 2001 minutes. Motion seconded. Motion passed.

Motion by Steve Johnston to approve November 10, 2001 minutes with the following change. The motion on the last page should be changed to read "Bev-Motion: The HOA will provide reimbursement to Dave Lorz for half of the original purchase cost for the gate installed at the entrance to Division 7." Motion seconded. Motion passed.

Motion by Steve Johnston to approve March 30, 2002 minutes for information only reference. Nancy Stubbs amended the motion that the March 30, 2002 minutes be approved. Seconded. Motion passed.

Old Business -

Road committee report by Kirk Johnson: The committee members, Lynn Barnett, and Tolefson Construction met. Using the survey maps (April 2000 & August 2001) the team discussed each location, marked and approved a course of action. We will concentrate on the highly traveled roads and most troublesome spots first. The main roads have been graded and ditched. Extra charges have been identified because of weather and extra time to reshape thus the need for water compaction and the use of special rollers. It is expected the budget will overrun by \$1,000 to \$2,000. Committee members are urged to call Kirk every day as he is in contact with Roger (Tolefson Construction) for daily updates and decisions that need to be made. Kirk will provide a written report when maintenance is complete. Kirk has contacted Craig Tomlinson and will coordinate the weed spraying with the road maintenance.

The annual Homeowner's Association meeting date is set for June 22, 2002.

The next meeting is set for May 4, 2002. We will finalize plans for the annual meeting and discuss officer positions.

Motion to adjourn by Steve Johnston. Motion seconded. Motion passed.

11:00 AM meeting adjourned.

Respectively submitted by Bev Hunt.

April 13, 2002

Addition to minutes - Attachment A

This is offered as a clarification to the 4-13-02 minutes as additional items were specifically mentioned and directives were made which were not included in the minutes.

Old business:

Roads update- by Kirk Johnson. The road committee members, Lynn Barnett, and Tollefson Construction met and drove all Association roads. Using the survey maps (April 2000 & August 2001) the team discussed each location, marked on large maps, and agreed to meet to prioritize a course of action before beginning. Recommend grading should be followed by rolling/watering otherwise soft earth is left at the top. This will definitely cost extra. We will concentrate on the highly traveled roads and most troublesome spots first. The main roads have been graded and ditched. Extra charges have been identified on Point Drive because of correction in the "dip". Barnett will pay 1/3, and Association will pay 2/3 (around \$5,100.00). Still stand on the decision not to release Lynn from responsibility in construction of roads, considering DNR R-maps proposals currently in legislation and what that might mean for the Association.

Directives:

- Create a newsletter to send to all homeowners including an update of issues we have been dealing with. Nita will handle the newsletter. We will discuss content of newsletter in May.
- Any votes by telephone should be followed up with a letter to each director. Discussion should happen before any vote is taken.

Agenda items for next meeting:

- Discuss content of newsletter.
- Annual meeting time/place/menu/entertainment/meeting topics.
- Driveway criteria be set up (to instruct on driveways).
- Schedule next year's meetings and propose a budget for the following year.

Agenda items for further meetings:

- Change of road signs (primitive roads-travel at own risk, private property, no trespassing)
- Excessive excavation & other issues that are still on the table

-submitted by Nita Delk

Nine Mile Ranch Home Owners Association (HOA)
Special Meeting: March 30, 2002
MINUTES

Meeting called to order 10:12

Board members present:

Bev Hunt, Bill Hendricks, Nita Delk, Kirk Johnson, Richard Milligan, Steve Johnston, Nancy Stubbs

Homeowners present: Lloyd Showalter, Caroll & Janet Wright, Horst & Ruby Munkel, Charles Thompson, Mike Delk, Karen Olsen, Stacey Johnson

Kirk asked about proper minutes and recordings. Jobs of officers discussed. Nita offered Parliamentary procedure and officer's handbook condensed from Robert's Rules of Order from WSU mentioning that the facilitator cannot make a motion or vote except to cast a tie vote. Facilitator may verbally tell what motion is, but the board members make the motion. Bev offered information from off the internet to the contrary stating a chairman of 12 board members can be involved in the motion/vote process. Regarding minutes: Should be limited to actions taken, and anyone may ask to be included in the minutes for the record.

Motion by Nita: *Facilitator be recognized as an active member with a voice and participating in discussion but to suggest a motion be made from another board member first before making a motion himself, still being able to cast a vote.*

Rich **seconded**. Discussion followed.

Passed unanimously.

Discussion regarding minutes.

Motion by Nita: *Notes can be made available from the meeting to anyone requesting them (recognizing that minutes may not have been accepted and approved yet). Minutes shall contain: Votes, counted in numbers only, names of board members present, recognize any audience present if they choose, minutes shall mention specifics of directives taken only and anything beyond that can be added at the request of the person speaking.*

Seconded by Rich. Discussion.

Nita **amended the motion**: *Minutes be approved within the time frame of one month, and then made available upon request. Minutes shall contain: et al.*

Seconded by Bill.

Discussion followed.

Passed- unanimous

OFFICERS

Nomination for officers made by Bev.

Kirk Johnson - President,

Rich Milligan - Vice president,

Bev Hunt - Treasurer,

Nita Delk - Secretary

Second to all nominations by Nancy

Suggest by Lloyd - Nita president

Bill asked Nita to consider the nomination and reply back with decision next meeting.

Motion by Nancy: *We will table election of officers until next meeting.*

Bev **seconded**.

Passed - unanimous.

ROADS

Insurance policy is in force in amount of \$1 million. Discussion followed regarding previous road committee, maps, engineer's report, etc. Karen Olsen will draft a letter and submit to Nita to be addressed from the board to DNR re: div 4 Rich will get the time issues for the next meeting. Caroll Wright will pursue the WAC laws regarding the culvert changes. Karen may also be involved as they proceed through these issues. We need approval to get done what we need to do now. We want Lynn to do everything he will possibly do, and not be obligated to "sign off" on any issues regarding the roads.

Motion by Nita: *We will form a current road committee to help us in the process with the roads, and that Mike Delk, Lloyd Showalter, Caroll Wright, and Kirk Johnson be on this committee to act as liaison between the board and Lynn Barnett.*

Nancy **seconded**.

Passed-Unanimous.

Stacey mentioned- we should recognize that Lynn agreed previously to drive twice a year with a road committee. Kirk and Nita will work together to put a letter/survey/form going out to the membership in the form of a "packet" addressing several things. (educate, request input, questionnaire/survey, seasonal needs/issues on roads...)

Lloyd mentioned 2 roads exist now that are not proper "easement" roads according to the county requirements. (Baker's Road, and the one on Div 4 off Nine Mile Rd.)

Road maintenance issues will be handled with Lynn Barnett by the designated Road committee.

HOMEOWNERS road issues. in concept, we have only about \$40k to spend on road maintenance. Covenants say we have a reserve fund for emergency issues as they may arise. This will not cover 1/3 of what it will require.

Lloyd mentioned that we communicated with Don Dagnon about his cattle (which will travel through div 7 & 8) and he has offered to the board to grade the road free of charge. This could help in road maintenance. We decided to deal with current (spring) road needs and may bring Don Dagnon to set up for the future.

Ditching is important right now. Grading may not help if the base isn't there. The expense of putting proper product on as needed is somewhere around \$7 to \$9 per foot. Bottom line: Grade/ditch the worst areas (those that may wash away) and cap it off right now in a dollar amount of \$_____.

Bill mentioned that we must consider Tomlinson and his weed spraying, so as not to be counter productive. Dave Lorz (an owner in Div 7 who has previous road building experience) is set up to give his qualified input for these issues. Kirk provided handouts of rough estimates of costs to the most problematic areas. Nita will check into getting a crew of young people to clear the culverts and will report back to the board.

Bev made a **MOTION**: *Refer back to Kirk's March 5, 2002 letter to deal with the issues which were addressed in the letter, making reference to the August 23, 2001 letter from Lynn Barnett-- and that nothing will be construed as an act of formal acceptance of the conditions of Nine Mile Ranch Roads by the association, the road committee or the board of directors with Lynn Barnett and/or designated representative.*

Rich **seconded**.

Passed -unanimous.

MOTION by Bev: *Maintenance work identified by the road committee and/or board is hereby authorized to proceed within a \$10,000 dollar budget, and anything beyond this amount will be brought back before the board.*

Nita **Seconded**.

Passed- unanimous.

Kirk will call Tollefson and Barnett and mention that we are ready to get this work done now.

Other sources (Osoyoos aggregate, Schaller, etc.) may be requested for future, but Tollefson has been predetermined by the board to work with as Lynn Barnett has them up here at the same time.

Motion by _____: *Set up date for the road committee to meet.*

Second- Rich.

Discussion followed. **Passed**-Unanimous

Given the current weather conditions (snow), the road work should begin the middle of April for divisions North of Chesaw Road (Div 1, 2, 3, 4, 5).

Directive was suggested by Kirk that we clarify/communicate/call each other up to discuss issues as they arise. We all have things in common: We live here & we drive the roads.

Next meeting: April 13, 2002 at 9:30am at Bev Hunt's home.

AGENDA items:

Discuss annual meeting

Meeting Dates & locations

Officers of the Board

Road committee report & update on roads

Meeting adjourned at 1:10pm

Minutes respectfully submitted by Nita Delk

NINE-MILE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

February 9, 2002

9:30 AM – Meeting called to order.

Board Members present were: Kirk Johnson, Nancy Stubbs, Bill Hendricks, Roy Breedlove, Richard Milligan, and Bev Hunt. Mike Delk sat in for Lanitta Delk. Audience count is 10.

The draft letter for rancher Dagnon concerning his cattle on ranch roads and homeowners property was discussed. Motion by Kirk Johnson to re-write the letter to Mr. Dagnon explaining cattle are not allowed to trespass on any ranch land. Motion seconded. Motion passed.

Kirk will draft letter and send to three board members before mailing to Mr. Dagnon.

Motion by Bill Hendricks that Lloyd Showalter be the formal contact person for cattle problems on any ranch land. Motion Seconded. Motion passed.

The Horsemen's Association are using roads in Division 7 to access equestrian trails. It is believed Lynn Barnett gave them permission. Karen Olsen will draft a letter to address this issue.

Motion by Nancy Stubbs that a committee be formed to review facts regarding the status of John Pence's property being sold. Draft a letter that he is no longer an owner of ranch property and he is not allowed to trespass on any ranch road. Anne Fitzsimmons, attorney for Lynn Barnett, will review the draft. Committee will report back to board to secure a final approval before any action is taken. Committee members are: Kirk Johnson, Richard Milligan and Bev Hunt. Seconded. Motion passed. Bev Hunt will confirm status of the sale of this property with the title companies and Okanogan County.

ACC report by Harry Mericle. Building approval has been granted for the following property:

- 1) Division 1, lot 13 Ron Kjerland
- 2) Division 1, lot 11 McDougal
- 3) Division 3, lot 6 Carl Kovalik

Lanitta Delk will send an approval letter to above named owners.

Bev Hunt reported all property owners since year 2001 have received a copy of the Covenants and the By Laws. Confirmation of receipt of the documents are being received from owners and put into their file.

Kirk presented a draft copy of the "road easement weed contract". Discussion and recommended changes to the contract were made. Kirk will revise the contract and present to the board for final approval. Kirk will contact Craig Tomlinson and Tolefson to coordinate the road maintenance and weed spraying work that will soon be done.

Lloyd Showalter gave notice this is the last season he will coordinate the snow plowing for the ranch.