

**BOD  
MOTIONS JULY 2007 TO PRESENT**

**2007 Motions**

1. E-mail motion on July 28, 2007 by Jess Wright and seconded by Craig Jordan, **to accept minutes Minutes of July 21, 2007 BOD Meeting. Motion was unanimously approved.**

2. E-mail motion on August 21, 2007 by Jess Wright and seconded by Marie Jordan, **to authorize expenditure not to exceed \$500 to provide signs at the entrance to Divisions 6,7&8 with text as follows:**

**NO TRESPASSING  
NO HUNTING  
NO ACCESS TO OKANOGAN  
NATIONAL FOREST  
HERD LAW ENFORCED**

**Motion was unanimously approved.**

3. E-mail motion on August 29, 2007 by Dan Vanover and seconded by Gary McNulty, **to authorize Karen to contact her friend and locate a competent attorney to represent the board and the HOA. In accordance with a prior legal recommendation. Motion was unanimously approved.**

4. E-mail motion on August 29, 2007 by Dan Vanover and seconded by Gary McNulty, **to have the HOA indemnify each board member in this action. Motion was unanimously approved.**

5. E-mail motion on Sept 13, 2007 by Marie Jordan and seconded by Craig Jordan, **that the Nine Mile Ranch Board of Directors accept the Revision to Policy 2006-1, as shown below (Policy to be included on separate sheet herein) Motion was unanimously approved.**

6. E-mail motion on Sept 23, 2007 by Craig Jordan and seconded by Jess Wright, **to approve not more than \$9,000 road work. The estimate is for \$8300. Motion was unanimously approved.**

List of tasks for Tim's Enterprises:

- 1.) 2 Culverts for the entrance to Wagon Wheel Road
- 2.) \$2500 for 5/8 crush for various area in nine mile.
- 3.) 2 culverts on crest drive
- 4.) Rock on Cougar drive
- 5.) Rock on Porcupine Spur including a turn around.

6.) Rock on Old Trestle to finish the end of the Road way on the other side of the culvert.

7. E-mail motion on October 7, 2007 by Dan Vanover and seconded by Craig Jordan, **that the BOD authorize Jess Wright to sign the agreement with Foster Pepper for legal services. Motion was unanimously approved.**

8. E-mail motion on Oct 30, 2007 by Craig Jordan and seconded by Gary McNulty, **to approve funds of \$5000 to retain Michael Schechter for legal services. Motion was unanimously approved.**

## 2008 Motions

9. E-mail motion on April 9, 200<sup>8</sup> by Dan Vanover; seconded by Jess Wright to **authorize the expenditure of approximately \$325.00 for the subscription to the QuickBooks Plus online edition software. Motion was unanimously approved.**

# Nine Mile Ranch Board of Directors Meeting July 21, 2007

Prepared by Marie Jordan

## Welcome

Jess Wright called the meeting to order at 10:07 am. The meeting was held at YoYo's Restaurant in Oroville, Washington. New Board member, Karen Wood, introduced herself to the audience present

## Board Members Present

Jess Wright, current President, Craig Jordan, current Treasurer, Don Coffman, current Road Manager, Marie Jordan, current Board Member, and Karen Wood, new Board member. Dan Vanover, current Secretary and ACC Chairman Gary McNulty were absent.

## Audience Present

Brian K. Beaudry-Council, Eldon and Bev Hunt, Nena and Bill Hendricks, John Chapman.

## Election of Officers for Fiscal Year 2007

The first item on the Agenda was to elect Officers for Fiscal Year 2007. Nominations were as follows, with no new nominations added during the meeting:

President – Jess Wright  
Vice President – Dan Vanover  
Secretary – Marie Jordan  
Treasurer – Craig Jordan

Road Manager – Don Coffman

ACC Chairman – Gary McNulty  
ACC Co-Chairman – Karen Wood  
(Approved by Lynn Barnett)

Motion made by Jess Wright to accept the slate of Officers for Fiscal 2007, seconded by Marie Jordan. Motion Carried: Board members Jess Wright, Craig Jordan, Don Coffman, Marie Jordan and Karen Wood voting in favor. Board members Dan Vanover and Gary McNulty were absent.

## Consent Agenda

Motion made by Jess Wright, seconded by Craig Jordan, to accept the Minutes for the Annual Meeting (June 30, 2007) as written. Board Members Jess Wright, Craig Jordan, Don Coffman and Marie Jordan voted in favor. Karen Wood abstained from voting as she was absent from the Annual meeting. Board Members Dan Vanover and Gary



McNulty were absent, so did not vote. These Minutes will be posted on the WEBSITE.

### Treasurer's Report

Craig presented Financial information with updates to account balances and receivables since the last meeting on June 30, 2007. Quarterly updates are available on the WEBSITE. He discussed plans to do a second billing for assessments still unpaid on August 1<sup>st</sup>, at which time notices will be sent to advise non-payers of plans to place liens, as the Board has approved a "get tougher policy" on delinquent paying members.

### Road Report

Road Manager, Don Coffman, brought the audience and Board up to date on both the current and Fall road work plans. Due to the heavy rain last month, there are some significant wash outs that will need to be addressed. He also discussed the plans for adding culverts on Crest Drive where the power lines are. PUD will be contacted ASAP to mark underground lines. The Culvert Cleaning party planned for Sunday, September 2<sup>nd</sup> was discussed. More information regarding this volunteer day is available on the WEBSITE, along with contact information for Don. This coming winter's Snowplowing was discussed, with plans to contact last year's Snow Plow driver ASAP as to his availability. The subject of Weed Spray was discussed with additional spray to possibly be done in areas of need. The plan is to have members from each Division report on areas of concern in conjunction with the Culvert cleaning day. Don talked about why broadleaf spray only was used for the first spraying and how the grasses on the slopes of the ditches will help with erosion. Plans for doing grading and rock work in early October were mentioned. Road representatives from each Division are being recruited, stipulating that the ideal Road representative should live full time at Nine Mile Ranch. Discussion followed about culverts still being needed at the bottom of Wagon Wheel Road and Allen Drive. Also discussed were options to weed spraying, i.e. mowing of tall grasses in ditches.

Prior to the meeting being adjourned topics of concern were brought up by members of the audience. Nena Hendricks and John Chapman brought up issues concerning the use of Nine Mile Roads by ranchers to get cows to State Land adjoining Nine Mile Ranch and cows getting through the fences onto private land. Nena also mentioned concern about the use of Nine Mile Roads by non-members who drive recklessly. Many ideas for solutions to these problems were discussed. The Board is currently working on solutions to these complicated issues. Relevant information regarding these concerns will be available on the WEBSITE.

### Adjournment

The Board of Directors meeting was adjourned at 10:50am

**NINE MILE RANCH ANNUAL HOME OWNERS ASSOCIATION MEETING**  
**June 30, 2007**

**Prepared by Marie & Craig Jordan**

**Call to Order**

Jess Wright called the Nine Mile Ranch HOA Annual Meeting to order at 10:00am at the Grange Hall in Oroville, WA. Jess stated that the number of members present does not constitute a Quorum.

**Board Members Present**

Jess Wright, President; Craig Jordan, Treasurer; Marie Jordan, Board Member; Don Coffman, Road Manager and Gary McNulty, ACC Chairman. Dan Vanover, Secretary, was unable to attend. New Board member Karen Wood was absent due to illness.

**Membership Present**

Lloyd Showalter, Don Hoffman, Harold and Kay Christian, Bill Hendricks, Nina Hendricks, Karen Olsen, Janet Wright, Duane Resch, Peggy McNulty, Tillie Porter, Skip and Terri Ord, Joanne Neugebauer-Rex, Mike Rex, Ron and Nora Tiffany, Randy and Deb Cramer, Eldon and Bev Hunt, Todd Besaw, Edwin Besaw, Lindy and Robert Curry, Terry Donoho, Barbara Madsen, Bob and Julie Ashmore.

**Treasurer's Report**

Craig Jordan presented the finance report to the board and membership present. This report is also available on the web site. He discussed ongoing work at following up with Property sales in Nine Mile Ranch, some properties closing with no notification to the Association from Title companies. Further tough action will be taken in regards to dealing with members who do not pay their assessments.

**Road Report**

Don Coffman presented the Road report. The road report will also be published on the web site. Don discussed weed spraying and new work being done on some of the roads. He also announced plans for a volunteer team to gather on Sunday, Sept. 2<sup>nd</sup> to clean culverts. Questions were raised regarding the gravel used to lay down new base on roads needing work. Comments were made regarding plans for Fall grading, such date yet undetermined.

**Old Business**

The minutes from the April 14, 2007 Board meeting were approved.

Jess Wright asked those present how many visited the Nine Mile Ranch Website. The majority present raised their hands. Don Coffman commented regarding Aerial photos

showing overlay of lot lines that are available from Realtors may not be accurate. Discussion on these subjects followed.

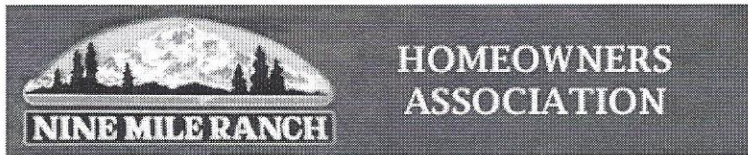
### **New Business**

The subject of some letters received recently by the Board was brought up. The first letter from Lloyd Showalter was read, with the desire for the Board to attain a better understanding of some accusatory statements that had been made in the letter. This was brought up due to the fact that certain members of the Association continue to bring up old complaints and accuse the Board (and previous Boards) of favoritism. When asked directly about this subject, nothing was substantiated. A heated debate followed concerning weed spray, road maintenance, budgets, amending the Covenants, communication between members and the Board. Volunteers were requested to help out regarding many concerns. No one volunteered.

### **Adjournment**

Jess Wright moved to adjourn the meeting. All Board members seconded. Meeting was adjourned 12:50 p.m.





**NINE MILE RANCH HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES**

**April 14, 2007**

*prepared By Craig & Marie Jordan*

**Call to Order**

Jess Wright called the Nine Mile Ranch HOA Board of Directors Meeting to order at 10:00 AM in the meeting room of the Oroville Museum.

**Board Members Present**

Jess Wright, Craig Jordan, Marie Jordan and Don Coffman. Gary McNulty was unable to attend due to illness. Dan Vanover was unable to attend and gave inputs for the meeting. Nita Delk was a no show and didn't communicate that she would be absent.

**Audience Present**

Vikki Wright, Eldon and Bev Hunt, Harold and Kay Christian, Tillie Porter, Lloyd Showalter, Bill Petry, John & Kathleen Chapman, Paul & Sue Jones, Carol Sanderson.

**Consent Agenda**

Motion by Jess Wright, seconded by Craig Jordan to approve the consent agenda as follows:

Motion to approve the 2006-2007 contract for snowplowing.

Motion to approve expenditure, not to exceed \$1000, for 10 new road signs to be used at the entrance of Nine Mile Ranch roads.

Motion to approve expenditure, not to exceed \$4000, for Fall road work that includes grading and laying of 1.25 minus on selected portions of W. Corral and other roads as necessary.

Motion to approve minutes of the July 3, 2006 Board of Directors meeting.

Motion to approve Policy #2006-1.

Passed 4 yes votes: Board members Jess Wright, Don Coffman, Craig Jordan, and Marie Jordan voting in favor. Board members Nita Delk, Gary McNulty, Dan Vanover were absent.

## **Departmental**

Craig Jordan presented the finance report to the board and audience present. This report is also available on the web site.

Road report was presented by Don Coffman. The road report will be published on the web site.

## **New Business**

Culverts – will be inspected. Don suggested we as a community should try to maintain our culverts due to high expense and liability issues using unlicensed labor. Possible potluck culvert cleaning day.

Lloyd brought up the issue on Point Drive concerning faux culverts on Tiffany's driveway. This will be inspected and a letter written if a violation is found. Other culverts known to be in violation or missing culverts were noted and letters will be sent.

Gravel – Lloyd mentioned a hearsay gravel source that Vaughn Range would install a crusher at Vaughn Range's expense where we could buy higher quality gravel from our community pit run. Many factors must be investigated, including Vaughn Range's actual commitment, local liability and local community acceptance of a crushing operation, TLC permission to use this resource, potential of many trucks driving our roads and financial implications of exclusive buying of gravel from Vaughn Range and contractual implications.

Johnson's letter to the board regarding weed management of 1.5 mile of Mallard Drive. Jess made a motion to accept weed management and a no spray zone for the first 1.5 miles of Mallard Drive. The Johnsons will maintain per county and 9MR regulation. Don second. Vote: All were in favor (4) votes.

Lloyd brought up hearsay of Loe complaint regarding Johnson's maintenance of this area. Board has received no negative information from the Loe family regarding this issue. Board reviewed past letters and files for this concern and found no complaints by the Loe family to support Lloyd's concern.

Mention of 60 foot easement on Loe property on Blue Grouse and concerns that spraying must be done on that portion.

Board will be taking action to deal with properties violating association covenants, such as leaving cars, trailers and garbage on easement land as well as private owned property.

Board will continue taking more aggressive action with non-paying community members.

Petition will be made to send to local government concerning shooting, poaching on private land. Home owners need more rights to control what happens on their land.



Lloyd brought up concerns about dogs chasing deer. Board responded telling Lloyd that folks seeing harassment of wildlife should be reporting the incident to Fish and Wildlife. This is not a Board matter.

#### **Adjournment**

Craig moved to adjourn. Jess second and called the meeting adjourned. The Board of Directors meeting was adjourned at 11:30am.

#### **Executive Session**

Cancelled