

## **MINUTES OF A MEETING OF THE BOARD OF DIRECTORS**

### **NINE MILE RANCH HOME OWNER'S ASSOCIATION**

**MAY 23, 2009**

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**DIRECTORS PRESENT:** Jess Wright, President; Dan Vanover, Treasurer;  
Don Coffman, Road Manager; Gary McNulty, Architectural  
Control Committee Chairman

**ALSO PRESENT:** Bob Dickson, ACC Member

**AUDIENCE PRESENT:** John and Kathleen Chapman, Eldon and Bev Hunt, Jim and Tish  
Jeters, Cal and Tilly Porter, Chuck Thompson

**RECORDED BY:** Helen Dickson

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#### **INTRODUCTION**

Jess Wright called the meeting to order at 2:00 p.m. and welcomed all members. Jess also welcomed new ACC member Bob Dickson and his wife Helen, who will be taking minutes. The meeting was held at YoYo's Restaurant in Oroville, WA.

#### **APPROVAL OF CONSENT AGENDA**

Jess Wright presented the Consent Agenda, which constitutes formal approval of all Board actions taken since the last formal meeting on April 26, 2008. He noted that most business is carried out between Board members via email. A copy of the Consent Agenda is attached to these minutes.

UPON MOTION DULY SECONDED it was moved to accept the Consent Agenda as written.

This motion was passed unanimously.

#### **TREASURER'S REPORT**

Dan Vanover presented the report to the meeting. He noted that there is approximately \$104,000 either in CD's or in the Wells Fargo checking account. \$32,700 has been allocated for the anticipated spring road work. He also stated that presently there is \$54,000 in receivables, some of which will be pursued with legal assistance. \$55,000 is being held in reserve for emergency road repairs, etc. HOA yearly invoices will be mailed out on June 1, 2009.

## **ROAD MANAGER REPORT**

Don Coffman presented the report to the meeting. Jess Wright noted that current road reports and road conditions are posted on the HOA's website. Don discussed the present grooming system, noting that the road rake currently being used is working very well. Additional material will be added to the roads this year, in order to maintain the present hard base currently in place. He stated that one of the main concerns is to maintain turnaround areas for fire truck access and general safety on the roads. Gate and post repairs will be carried out. He noted that gates were installed for the benefit of Nine Mile Ranch property owners and to remind the public that these roads are privately maintained roads. Jess Wright stated that the Board is favorable towards gates and those members who would like gates installed will get them. He also noted that gates must be kept open during snow plowing season. A discussion was held regarding trucks damaging the roads during construction of new properties. A suggestion was made to levy a fee from those property owners to cover the cost of repairing the roads. Don Coffman stated he would look into this suggestion. Don thanked Eldon Hunt for his excellent participation with the snow plowing this season. Weed spraying will be completed shortly.

## **ARCHITECTURAL CONTROL COMMITTEE REPORT**

Bob Dickson presented the report to the meeting. He stated that presently there are two items of concern. The first is a garage structure at 39 Allen Drive, Division 2 with no approved septic system. The owner has been renting this garage to tenants who have been living there in excess of 6 months. There is no occupancy permit for the garage structure. This rental and permanent residency contravenes with State and County Codes and the NMR Protective Covenants. Bob informed the meeting that a letter had been sent to the owner of the property with a copy to the tenants informing him of violations with specific instructions to remedy the situation immediately. He also stated that a letter had been received from the tenants of their intention to vacate the premises in May, 2009. The meeting was informed that the tenants were in the process of moving at this time.

The second issue was the placement of a singlewide mobile home on Lot 42, Division 7. The owner had placed this mobile home on the property without permission from the HOA. This is in direct contravention of the HOA Covenants, which stipulates that placement of a singlewide mobile home is not permitted. Bob informed the meeting that a letter had been sent to the owner requesting in writing the owner's clear intentions as to the building site, including start of construction, expected completion date and status of any building permit, site analysis and health district applications, i.e. septic system. He was also informed not to remove the highway wheels, axles or towing frame or proceed with any further steps in making this installation permanent. The owner was also requested to attend the Board of Directors meeting to discuss this situation. As of today's date there has been no response from the owner.

A lengthy discussion was held with regards to this issue and a number of suggestions were put forth.

UPON MOTION DULY SECONDED it was resolved that a letter be sent to the owner stating that, as he has not responded to the Board's requests he must remove the mobile home immediately.

This motion was passed unanimously.



## **NEW BUSINESS**

Jess Wright informed the meeting that there had been a situation regarding a dog causing a disturbance to a neighboring lot owner and that this issue had been successfully resolved between the parties involved. He stated that owners need to follow ACC procedures on the website and that any member can enforce the HOA Covenants.

Jess Wright discussed the possibility of having signs erected banning fires and prohibiting fireworks on the Nine Mile Ranch. It was decided that this issue will be discussed further at a later date. He noted that everyone must observe fire bans currently enforced by the County.

Chuck Thompson informed the meeting of a property in Division 8 with a cabin on it that is approximately 500 square feet. The owners have been living in this cabin since July, 2008 without septic or a well system. Don Coffman reported that the owners are planning on building a house on the property and that he will look into this situation further.

Gary McNulty reported that he had received an email regarding the owner of Lot 7 in Division 7 who wants to erect a large tower to provide Broadband service to both Division 7 and Division 8. Jess Wright stated that the owner needs to formulate a plan and submit it to the ACC complete with detailed scaled drawings for review.

There being no further business the meeting was adjourned at 4:10 p.m.