

ARCHITECTURAL CONTROL COMMITTEE REPORT

NINE MILE RANCH HOME OWNERS ASSOCIATION

JUNE 26, 2010

Chairman – Gary McNulty
Member – Bob Dickson

During the past year there have been half a dozen or so requests for building approval. Most were approved. There were several applications where the living area was under 900 sq. ft. The owners were informed that living areas must be over 900 sq. ft. to conform with the CCR's.

There has been one grievance form submitted to the ACC regarding a derelict trailer. Gary McNulty has sent a letter to the owner.

There has been a number of building activities with no contact with the ACC.

Just a reminder that it is a requirement, as stated in the Covenants, that all Nine Mile Ranch Home Owners must submit an application to the ACC before starting any building or site preparation on their properties.

The concern here is that future legal positions may be jeopardized if correct procedures are not followed.

If anyone has additional information on building activity without contact to the ACC please make it known.

MINUTES OF BOARD MEETING

NINE MILE RANCH HOME OWNER'S ASSOCIATION

April 24, 2010

DIRECTORS PRESENT: Jess Wright, President; Dan Vanover, Secretary/Treasurer, Gary McNaulty, ACC Chairperson and Carol Sanderson

DIRECTORS ABSENT: Don Coffman, Vice President/Road Manager

ALSO PRESENT: Bob Dickson, ACC Member

AUDIENCE PRESENT: Four members of the Nine Mile Ranch Home Owner's Association were present including Steve McPherson; Edwin Beesaw, Chuck Thompson and Eldon Hunt

RECORDED BY: Carol Sanderson

Jess Wright called the meeting to order at 2:03 PM. and welcomed all members and audience participants. The meeting was held at YoYo's restaurant in Oroville, WA.

A quorum of Board members was present.

Jess Wright gave the introductory comments; discussed concerns regarding trash and large rocks on road. Minutes from the last board meeting were presented with motion to approve. Motion was seconded by Dan Vanover and motion passed by unanimous vote.

Jess presented the Consent Agenda for all board actions taken since the last formal meeting on May 23, 2009 with a motion to approve, motion was seconded by Dan Vanover and motion passed by unanimous vote.

Treasurer Report:

Dan Vanover gave the Treasurer's report which indicated:

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| ▪ Total Bank Balance: | \$96,866. |
| ▪ Estimated Road Maintenance checks outstanding: | \$ 8,700 |
| ▪ Estimated remaining RM expenses for 2009-2010: | \$ 5,000 |

Dan also presented a preliminary draft of 2010-2011 budget over view and asked directors to review and provide input.

Carol Sanderson presented a Membership Dues update that detailed the following:

- Of the approximate 297 members there are 32 members that have past due & delinquent Association Dues for a total amount outstanding and past due of \$13,015. Of the 32 past

due accounts 14 are past due only for 2009 with the remaining 18 accounts past due for multiple years.

- In April a letter was sent to members with past due accounts giving them until April 30, 2010 to bring their accounts due or additional collection action would be taken including:
 1. Lien filings;
 2. Judgment & garnishment action
 3. Foreclosure action.

Road Report:

In Don Coffman's absence the road report was given by Jess Wright. . Special thanks were given to Eldon. Hunt for his efforts regarding snow plow over-sight throughout the winter season. Road maintenance and conditions discussed included:

- W. Corral Rd was severely damaged with major ruts caused by early winter thaw and wet spring conditions together with construction vehicle activity. A separate accounting of this road repair costs is being kept and actions for potential partial recovery of costs will be made.
- In Upper Div 7 there is one new culvert to be installed and road end turn-a round's are being repaired.
- Additional shale has been applied to the steeper grades on Blue Grouse which has, to date, improved wash boarding and road safety.
- Roads are being raked at least 3 times a year. The first raking for 2010 is approximately $\frac{3}{4}$ done with completion anticipated by the end of May 2010.
- There was some discussion regarding speed limit signs within the Association borders in addition to the signage currently located at each entrance onto Association Roads. The general consensus was that with limited, if any ability to monitor or enforce, the expected costs of signage would outweigh any potential benefit.
- Directors were encouraged to get the word out to all members to report any unsafe or soft spots on the Association Roads.
- There was general consensus by the Directors that the annual incremental road improvements were producing overall improved road conditions.
- In the fall 2009 the roads were sprayed with herbicide Sahara to eliminate weed growth. As of this date there is no road weed problems reported and road manager/committee members are cautiously optimistic that additional spraying will not be needed until Fall 2011. Broadleaf spray for ditches is anticipated in June 2010.
- Board President emphasized that off road vehicles are NOT ALLOWED on private property without property owner permission. The Nine Mile Ranch HOA's CCR's PROHIBIT cross country driving at any time.

ACC (Architectural Control Committee)Report:

ACC report presented jointly by Gary McNaulty, ACC Committee Chair and Bob Dickson, ACC Committee member. An ACC Committee Report was provided for all present and addressed the following:

- There have been approximately 6 requests for building approvals so far this fiscal year. Most were approved. The applications for residences with living area under 900 sq. ft. were required to conform to the CCR's.

- There had been no grievance forms submitted to the ACC committee to date, however there was a new grievance presented at the board meeting regarding a derelict trailer visible from the road. It was determined that the ACC committee will contact property owner in an attempt to resolve the issue.
- Detailed in the ACC report were 4 completed or in-process building activities that did not obtain ACC approval. The Association CCR's mandate that the majority of residential building/construction activities required ACC approval, the CCR's are less clear on how to enforce compliance. ACC members will attempt to contact violating members and have them complete an application.
- Mr. McNaulty stated that the ACC application form is online @ www.ninemileranchhoa.com and clear instructions for completion and submission are provided.
- Grievance forms are also located of NMRHOA website. All members are encouraged to help regulate or enforce the Associations CCR's through the HOA approved grievance process.

Old Business: None

New Business:

- Road safety and potential Association liability for road safety were discussed. Specifically addressed was a portion of Mallard Rd that is built on the slash over the Creek. It is a concern of the directors that the road is too narrow as well as too steep in spots. Measures to improve safety could include widening and curbing and would be considered a major capital project that all Association Members should be made aware of. It was determined that the Road Committee would initiate discussions with an engineer or engineers regarding designs and "quess-timates" of costs to improve road safety for this area.
- Poles and gate on Old Trestle Rd are to be installed.
- Annual Association Members meeting is tentatively scheduled for Saturday June 26, 2010 with time and location to be determined.

The meeting was adjourned at 3:35 p.m.

CONSENT AGENDA

The consent agenda constitutes formal approval of all board actions taken since the last formal meeting on May 23, 2009. The actions and motions are listed below:

1. Approval of annual meeting minutes
2. Motion to buy and install fire warning signs, 6-24-09
3. Approval to retain attorney in the matter of the single wide home, and other issues that may arise from time to time. 6-25-09
4. Motion to approve minutes of May 23RD board meeting. 6-25-09
5. Approval of snow plow contract for the season of 2009/2010.
6. Motion for election of officers. 8-30-09

All motions were seconded and passed by unanimous vote.