

**MINUTES OF BOARD MEETING
NINE MILE RANCH HOME OWNER'S ASSOCIATION
MAY 7, 2011**

DIRECTORS PRESENT: Jess Wright, President; Don Coffman, V.P; Linda Ritter, Secretary; Dan Vanover, Treasurer
Carol Sanderson

DIRECTORS ABSENT: Gary McNaulty, ACC

ALSO PRESENT: Don Dickson, ACC Member

AUDIENCE PRESENT; (7) members of the Nine Mile Ranch Home Owner's Association were present including Edwin Bewsaw, E. Hunt, J. Chapman, J. Thompson, J. Jeter, D. Karaffa

RECORDED BY: Linda Ritter, Secretary

President, Jess Wright, called the meeting to order at 2:00 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.

Jess presented the Consent Agenda for all board actions taken since the last formal meeting on April 24, 2010 with a **motion to approve**. Motion was seconded by Carol Sanderson and motion passed by unanimous vote.

Treasurer Report:

Dan Vanover gave the Treasurer's report which indicated:

.....Total Bank Balance:	\$ 78,505.01
.....Checks outstanding: #1062 Tim's Enterprises 5/5/11	\$ <u>9,181.40</u>
Bank Balance:.....	\$ 69,323.61

Treasurer Report: (continued)

Dan stated that we had additional roadwork this year and spent more than normal. We spent \$9,500 in snow plowing this year.

We need to develop a new budget for 2012. A proposed handout was given to members for changes/additions, etc. We did good in spending but we need to determine what level we want to be enforcing for 2012 as our income hasn't changed. The completed budget for 2012-13 needs to go out before the end of the month in the mailing for the annual meeting.

The Road Maintenance was in question only in the proposed budget lowering the Repair and Maintenance budget figures and increasing the snow plowing budget as well as the weed spray.

In group discussion it was suggested the weed spray would be increased to \$12,000 and the snow plowing budget would be around \$9,500 and the Repair and maintenance will drop down to \$18,000. Interest income will be about \$500-900 per Dan. Dan has the guidance he needs and will make the necessary adjustments to a budget balance.

Road Report:

Eldon was congratulated by Jess and the Board for a job well done on the road system.

Don states the sander we now have only could have the very fine sand..we will be doing a 5/8's crush rock (fractured rock) and this will absorb more heat. We will stock pile it and have about 40 yards on hand. This will simplify Tim's work. He can't keep the sander full..if sand is left in there, it will freeze up and then he has to find a place to thaw it out...so it's important to keep the moisture out of it..

Tim got a 12ft rake and is doing a marvelous job. It has helped in cleaning the shoulders of the road ways. This gives us a better surface filling back onto the road system. Don feels we have most of the weeds taken care of. The ditches will be taken care of for the broadleaf.

Road Report: (continued)

There were only four calls of 'request for sanding' and this was a very good record.

Requests next year may have to wait a couple of days. We need to send Tim out for a days work instead of just an hour or two several times a week in keeping expenses down.

Don believes our roads are about 14 years old and for this age, they look pretty good.

Pruning trees and culverts have been an expense in the past. We have 107 culverts in total. If we or anyone notices wash-ins or debris, give Don a call.

There are several ditches still to go in cleaning and will be done as soon as they can be

Mallard Road was widened and in need of ditches as money allows in upgrading this situation.

In years past, the work has been done in an emergency manner and this time, Don is hoping to look ahead in fixing the repairs in good timing.

Tim's invoice needs a few things added on Don's list per Jess. Jess states that there are a number of areas needing work and prioritizing these needs will take place.

ACC Report:

It's been very quiet per Bob Dickson. We need to get the word out on the rules of HOA in whatever add-ons or building of any sort need to be run thru ACC for approval. The real estate has been good in the delivery of the HOA but individuals selling don't always tell the buyer what to expect. Everyone in the HOA needs to become more proactive.

Old Business:

None

New Business:

Linda's remarks...

- a. Please CC HOA correspondence done to the Secretary. lindaritter46@msn.com making sure you list HOA in the subject line.
- b. As we communicate via e-mail, each motion made, please mark 'MOTION' on your subject line if you are the one making the motion. This will enhance the finding of motions when needed swiftly or creating the Consent Agenda for next year.
- c. New collection ideas will be implemented and hopefully we can start collecting on our past due balances of over \$17,000. Linda will begin the process after the new invoices go out and they become past due on top of what is owed by the property owner. (This way it will save time when filing liens)

Jess comments on collections...We have to do something about this. It's getting increasingly terrible due to our economy.

Jess also states that we haven't had a raise in assessments since 2005. He would like to request our assessment charge be increased to \$175 a year from now in June, 2012. A plan will be done to show where the money will go.

Carol states that we shouldn't increase our fee a month but rather, we should work on the late assessments that would increase that month's increase of next year. This will be discussed later and put into full motion, etc. per Jess.

Dan states we may have to go to \$200 for the Lien charge to the lot owner and send correspondence/invoices by registered envelope to these serious accounts. A Title Summary Report will be needed as well to find these people in contacting them. **MOTION:** Move to increase the lien fee of \$200 to the lot owner seriously past due by Dan. Second by Jess...Carried.

Announcements:

The annual meeting will be at Yo-Yo's this year as the Museum didn't want to tear down the exhibits. July 2nd at 10:00 AM.

Adjournment

The meeting was adjourned at 3:05 p.m.
Respectfully submitted,
Linda Ritter, Secretary

Linda Ritter

From: "Linda Ritter" <lindaritter46@msn.com>
To: "Jess Wright" <bluegrous@yahoo.com>; "Don Coffman" <dm.coffman@yahoo.com>; "Gary McNulty" <gmc3170@earthlink.net>; "Carol Sanderson" <carolsanderson@hotmail.com>; "Dan Vanover" <DVanoverwa@msn.com>
Sent: Monday, March 14, 2011 4:45 PM
Subject: Amendment to the Budget

Hi everyone...

The amendment to the budget from Dan has passed. (Funding for the website was not included in previous budget submitted and this amendment would allocate a maximum of \$350 for hosting and domain registration)

I did not see a second to Dan's motion and therefore I will make that second to his motion. All carried by an 'all' yes vote.

Thanks,
Linda

3/14/2011

Linda Ritter

From: "DAN VANOVER" <dvanoverwa@msn.com>
To: "Carol Sanderson" <carolsanderson@hotmail.com>; "Don Coffman" <dm.coffman@yahoo.com>;
"Gary McNulty" <gmc3170@earthlink.net>; "Jess Wright" <bluegrous@yahoo.com>; "Linda Ritter"
<lindaritter46@msn.com>

Sent: Friday, March 11, 2011 4:18 PM

Subject: Budget Amendment

Hi All,

I was going through the books and preparing to update the web site when I realized that I had an oversight in this years budget. I did not include the web site in the budget. To correct my mistake, I move that the budget be amended to allocate a maximum of \$350.00 for web site hosting and domain registration. I would appreciate a second and everyones vote so that we can make this proper.

Thanks, Dan

Consent Agenda

The consent agenda constitutes formal approval of all Board actions taken since the last formal meeting on April 24, 2010. The actions and motions are listed below:

1. Approval of April 24, 2010 Board Minutes
2. Motion for election of officers. August 30, 2010
3. Motion to purchase a new Lexmark printer for BOD. Sept 17, 2010
4. Approval of snow plow contract for the season of 2010/2011.
5. Motion to advance Tim \$2,000.00 against his contract for his sanding box/spreader and used as a credit towards our snowplowing and sanding. 12-13-10
6. Motion to amend the budget of \$350 for website hosting & domain. 3-14-11
7. Motion to amend the budget of \$10,000.00 for roadwork as required and determined by the Road Manager. 3.23.11

All motions were seconded and passed by unanimous vote.