

MINUTES OF BOARD MEETING
NINE MILE RANCH OME OWNER'S ASSOCIATION

April 26, 2014

DIRECTOR'S PRESENT: Jess Wright, Don Coffman, Linda Ritter, Gary McNulty, Bob Dickson, Ken Burch

DIRECTOR'S ABSENT: Dan Vanover

AUDIENCE PRESENT: Kathleen & John Chapman, Peggy McNulty, Rod Ritter

RECORDED BY: Linda Ritter

President Jess Wright, called the meeting to order at 2:15pm and welcomed all members and audience participants. The meeting was held at the Adventist Church as an emergency because of the storm and a no show/nor contact achieved by phone to Senior Center rep.

A quorum of Board members was present.

Jess Wright gave the introductory comments.

Jess presented the Consent Agenda for all Board action taken since the last formal meeting on April 27, 2013 with a motion to approve by Don and second by Gary. Carried.

Treasurer Report:

Jess gave the Treasurer's report. Accounts Receivable was in great shape.

Money was taken out of reserve for future road work and will be repaid when our Accounts Receivable start flowing in. We will be maintaining a minimum of road work.

Road Work:

Our roads look good beyond raking.

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ACC Report:

Only a couple of applications have come through with several questions and answered.

Old Business:

A few controversies took place last year. Pictures were taken of interest and has been resolved.

New Business:

Canadian monies received in Accounts Receivable has always carried a service charge of \$5 to deposit their checks into our bank and if the property owner has not marked USD on the check, the Canadian exchange is deducted from what HOA has billed out. New invoices going out this year will have the \$5 service charge added onto the billing. For those Canadians wishing to pay in Canadian monies, a 0.88 Canadian exchange will be prorated on the invoice as well as the service charge of \$5 for their convenience. The total will be \$187.50 . Usually they have to stand in very long lines at their banks to have US monies converted to pay their bills.

Announcements:

Our next meeting will be on Saturday, June 28th. The location will be announced.

Adjournment:

The meeting was adjourned at 3pm.

Respectfully submitted,

Linda Ritter, Secretary

NINE MILE RANCH CONSENT AGENDA

2013 - 2014

April 27, 2013..... A motion was made by Jess to accept the Consent Agenda for 2012-2013. Second by Don. Carried.

May 16, 2013..... I (Jess) move the BOD accept the budget FY 2014 as presented by Dan. Second by Linda.

June 16, 2013..... I, Jess Wright, move the board accept the text as written and direct Dan to forward this message to Crandall by return email. Second by Linda. Carried. (Easement Grouse Rd.)

July 15, 2013.... I Jess Wright move that the Nine Mile Ranch BOD elect the same slate of officers and committee members that served in 2012-2013 for the 2013-14year. Second by Linda Ritter

October 11, 2013....I would move that the BOD approve the proposed weed policy by Dan Vanover. Second by Gary McNulty.

October 30, 2013... Regarding the minutes of the special called BOD meeting....I (Jess) move we approve the minutes as written. Second by Linda Ritter

November 14, 2013... Regarding the Letter of Engagement/Attorney
I read the copy of the "engagement letter" and it appears to be pretty much standard.
I (Gary McNulty) would make a motion to accept. Second by Bob Dickson.

December 23, 2013...Brother scanner/printer/fax for \$68 plus a \$5 cable that would allow Linda to scan and distribute communications from members in a timely manner without having to re-type them herself. I (Dan) would move that the board authorize this expenditure from our office supply budget.
Second by Jess. Carried.

2.5.14 I (Jess) move that the BOD authorize Dan to proceed as outlined regarding Showalter case through Foster Pepper. Second by Bob Dickson. Carried.