

NINE MILE RANCH HOA BOARD OF DIRECTORS MEETING

November 1, 2017

Held at the home of Jim Jeter

In attendance:

Board members - Dan Vanover, Ken Burch, Pam Lewis, Gary Lewis, Karen Durell, Jim Jeter, Bob Dickson, Kirk Johnson, Gary McNulty.

Guest - Jess Wright

The meeting was called to order by President Dan Vanover.

Financial Report:

Treasurer Pam Lewis read and distributed the financial report. See attached.

Dues Collection report: Linda Ritter has begun working on contacting members whose dues are in arrears. She has successfully collected approximately \$1500 to date.

Old Business:

Road Maintenance Summary:

Gary Lewis reports that Pine Bluff Rd has been raked and a couple of loads of gravel brought in. Old Tressle work has already been approved and work will begin soon. Upper 8 has not been completed but is scheduled. All Ditching and culvert cleaning has been completed. A printed copy of remaining work to be prioritized and completed will be given to Tim Roberts.

A motion to provide raking and gravel for Crest Dr will be forthcoming.

Weed Spraying:

There is concern that weed spraying has not been adequate. A discussion on future weed spraying included a recommendation to solicit bids from at least 3 companies.

New Business:

2017-18 Snow Plowing:

Kirk Johnson will continue as Div 2 & 5 Coordinator. Dan Vanover will continue as 7 & 8 Coordinator. Gary McNulty will coordinate for Div 6. It is unsure if Bob Ashmore will continue for Div 1, 4 & 3. Kirk Johnson will contact him and report on his status.

There was discussion on increasing the plowing on highly traveled roads to minimize the damage from spring runoff and to ensure safer travel.

A **motion** was made by Dan Vanover to plow Pine Bluff, Mallard, Sunset Ridge, Crest , Wagon Wheel and Point Dr at 3". Roads with little traffic use will be decreased to 5". All others will remain at the current 4". **Motion seconded and approved.**

Snow Plow Contract:

Tim Roberts will be raising rates. He will meet with Pam Lewis to amend the contract and it will be presented to the Board.

Sign on Pine Bluff:

The Nine Mile Ranch sign at the entrance to Pine Bluff is rotting and may be in danger of falling. There was discussion regarding the best way to remove the sign and the need to coordinate with Tom Rice, whose cattle guard would have to be taken into consideration. Dan Vanover will contact Mr. Rice.

Thompson Tree Removal Request:

There was discussion on Easement vs. Right of Way responsibility. The tree looks to be on the line of our easement. The HOA does not own the tree and our responsibility is only to remove it if it falls on the roadway. A letter will be drafted to inform Mr. Thompson.

Audit:

A RFP for CPA's bid on State required audit should dues be raised is being drafted by Dan Vanover. This information will be crucial to draft any future raise in HOA dues and to budget correctly for costs associated with the required audit.

Raise in HOA Dues:

Any raise in dues that requires a membership vote is problematic. Efforts in the past have shown that it is difficult to get the required number of votes to pass such an initiative due to indifference by members, particularly absentee owners. Possible solutions included sending the proposal to raise dues with the yearly invoice and include a pre-paid postage envelope to return the vote. Another solution was to explore contracting with a company to do the proxy vote via internet voting.

Other Business:

Ken Burch and Jim Jeter will be unavailable for future meetings. Ken goes south for the winter and will not return until spring. Jim will be out of the country and will not return home until January.

There being no other business the meeting was adjourned.

Respectfully submitted,

Karen Durell, Secretary

**MINUTES BOD MEETING
NINE MILE RANCH HOA**

July 18 2017

ATTENDEES: Ken Burch, VP. and Acting Pres.; Jim Jeter, Kirk Johnson, Bob Dickson, Pam Lewis, Gary Lewis, Dan Vanover.

Ken Burch called the meeting to order at approximately 5:15 pm.

A quorum of Board Members were present.

Ken Burch nominated Dan Vanover as President

By a show of hands Dan Vanover was elected unanimously

Kirk Johnson made a motion to request proposals from local accounting firms, to find scope and costs for a future assessment increase, audit.

Dan Vanover will prepare a draft of a request letter for Board comment.

TREASURER'S REPORT: Balance of accounts File was released to the BOD by email 07/17/2017

ROAD REPORT: Gary Lewis reported a recent road survey to ascertain additional volumes' of fill and gravel. An estimate of volumes' was released.

ACC REPORT: Bob Dickson reported no ACC activity since the recent Annual Meeting.

NEW BUSINESS: A discussion of weed spraying strategy took place.
Before any additional gravel is ordered it was decided that volumes' would be confirmed.

It was decided to update the Lien List.

The Late Payment of Dues Letter will go out Aug. 15, 2017.

ADJOURNMENT : The BOD Meeting was adjourned at 6:15 pm.

STATEMENT OF ACTS AND CORPORATE AFFAIRS

DATE	ACTION
7/15/16	BOD Mtg – Officers elected: Jim Jeter – President, Ken Burch – Vice President, Gary Lewis – Road Manager, Karen Durell – Secretary, Pam Lewis – Treasurer.
9/17/16	Ron Hesse letter notified Bob of situation of Div. 7, Lot 5. Property is owned by Mr. Zilfi of American Dream Lands – assessment billed accordingly.
10/4/16	Bob Dickson suggested any Board Member who emails outside recipients (on Board business or questions) should copy to the whole BOD to reduce confusion. Agreed to adopt as policy.
1/10/17	Kirk Johnson application to volunteer to join the BOD. Supported by all responding BOD members and forwarded to Lynn Barnett for consideration.
3/22/17	Kirk Johnson initiates info on his motion to raise the HOA assessment @10% yearly for 4 years. Seconded by Ken Burch.
4/9/17	Kirk Johnson letter to BOD on his thoughts and questions on spring road repair budget.
4/13/17	Kirk Johnson arranged for use of the Oroville Senior Center for the membership meeting on June 24, 2017 @ 1:00pm.
4/17/17	Notice of Road Mtg on 4/22/2017 and request for BOD members to attend if possible.
4/21/17	Jim Jeter's notification of resignation as President of HOA BOD effective 5/31/2017.
4/24/17	Kirk Johnson motion to approve road repairs on Point Dr., Mallard Dr., and other ditching within the Ranch up to \$23,619.20. Seconded and Approved 4/27/17.
4/28/17	Jim Jeter called for addressing Kirk's earlier motion to raise assessments by 10% per year for 4 years. He expressed his desire to bring the issue to the membership for comment and discussion prior to taking action. The vote was 4 aye and 4 nay.
5/5/17	President's Spring Letter along with the proposed budget submitted to the BOD for comment.

DATE	ACTION
5/6/17	Kirk Johnson proposed a one page link to the HOA website to be referenced in the Spring Letter giving his reasoning on his proposed assessment increase and asking for comments.
5/8/17	Kirk Johnson submitted draft letter of approval for Mallard Dr. plow outs as approved by the owner of the property. Signed by the President for the HOA and delivered 5/11/17.
5/11/17	Kirk Johnson proposed filing the Loe documents with the county at the cost of \$75.00. Motion seconded and approved.
5/20/17	BOD meeting was held at the Jeter residence. Primary focus was on road repairs and the proposed budget. Kirk Johnson expressed dissatisfaction with the proposed budget stating it did not accurately represent the HOA's financial standing. His motion to prepare an alternative for the Board's consideration was approved.
5/21/17	Pam Lewis, Treasurer, expressed concerns with getting the budget out with the annual letter and assessment invoices. To meet the required time frame, the mailing needed to be out by 5/24/17.
5/22/17	In response to Pam's concerns, Jim Jeter moved that the budget originally proposed in the format used since 2008 be sent out with the mailing. Motion passed 6 aye, 1 nay.
5/22/17	Kirk Johnson submitted his proposed alternative budget for questions and dialog.
5/24/17	Kirk Johnson received the signed Lisa Carson (Loe) permission documents for Mallard Drive improvements to be filed with the county.
5/24/17	Mailing went out on time.
6/8/17	Gary Lewis, Road Manager, noted additional spring repair work on Meadowlark Rd. which could include a culvert with the cost of up to \$1,000.
6/12/17	Kirk Johnson noted the water problem on Meadowlark Rd seems to be dissipating after ditching and that a culvert may not be required.
6/13/17	Motion made by Jim Jeter to publish or provide access for other opinions on the proposed assessment increase on the HOA website. Motion passed.

DATE	ACTION
6/14/17	Kirk Johnson made a motion to gift the Oroville Senior Center \$100. For use of the General Membership meeting. No second.
6/15/17	Pam Lewis notified the BOD of the need for office supplies totaling approximately \$100. This was an early notification to allow her to shop for specials.
6/15/17	Gary McNulty made a motion that we pay the Senior Center \$40 which is their standard rate for use of the center. Motion passed.
6/15/17	Pam Lewis reported payments for repairs on Point and Mallard Drives totaling \$12,517.80.
6/17/17	Kirk Johnson made a motion for approval of \$6,000 to proceed with repairs throughout the Ranch, starting with Div. 7 and 8 and managed by himself. Not seconded.
6/18/17	To clarify the BOD's policy and eliminate confusion with BOD hired contractors, Jim Jeter moved that all HOA road maintenance scheduling and authorization for work be communicated to the contractors by the Road Manager only, or in his absence, the President of the BOD. Motion passed.

Nine Mile Ranch HOA

Board of Directors Meeting

May 20, 2017

Held at the home of Jim Jeter

In attendance: Jim Jeter, Bob Dickson, Kirk Johnson, Karen Durell, Gary Lewis (late)

Minutes from July 2, 2016 Annual Meeting approved as written.

Minutes from July 14, 2016 Board of Directors Meeting approved as written.

Meeting called to order by President Jim Jeter.

General:

Jim informed us that DNR had contacted him requesting access in Div 7 to manage state land within 5 years. They have offered to improve access in return for granting permission to use our roads. More information will be forthcoming as it becomes available.

Budget:

Pam Lewis, Treasurer, was unable to attend the meeting but gave Jim Jeter the latest financial statement and proposed budget. There was much discussion on our budget and the current Accrual Method/format we use. Kirk requested that he and Danny look at our formatting and update the reports and methods of entry of expenditures and revenue to reflect a Cash Flow method.

Jim Jeter made a **motion** to allow Kirk to pursue his assumption that a different form of budget reporting was desirable and to prepare and submit an alternative for consideration to the Board. **Motion seconded and approved.**

Road:

Gary Lewis, Road Manager, gave an update on road repairs and weed spraying.

Meeting Adjourned.

Respectfully submitted,

Karen Durell

Secretary