

Minutes Approved April 28, 2018

Nine Mile Ranch HOA Board of Directors Meeting April 6, 2018

Meeting held at 36 Sunset Ridge Road.

Board members present: Don Charnholm, Susan Charnholm, Cheryl Minarcin, and Rick Barthol. David Bissonnette was present electronically. Full quorum of Board members present. Association members present was 13.

Meeting was called to order at 6:15 pm.

The Board received following letter from Lynn Barnett, Developer/Declarant, dated April 6, 2018:

"I have been advised by my attorney to turn over control of the appointing of members to the Nine Mile Ranch board of directors immediately after the Association's conducts a successful election of the board of directors, which I will do."

This letter allows the Board to legally proceed with our first member-elected Board of Directors.

Motion made to approve funds to be spent for upcoming elections. Seconded. Motion passed. Time line will be worked out in next few days. Seeking to send out solicitation for candidates letter by April 14. Seeking to send out ballots by April 28. Counting of ballots at Special Meeting on May 19.

Motion made to approve \$9,000 for spring road work. Seconded. Motion passed. Don Charnholm, Brett Coffman, Tim Roberts and Kirk Johnson will be driving roads to assess, prioritize and report what work will be done on the roads; ditching, cleaning culverts, raking, and repairs.

Financial report: Approximately \$20,000 in checking, and \$47,000 in savings and CD's.

DNR has approached Board of Directors seeking agreement to proceed with the following proposal:

- DNR wants permission to use West Corral Road for logging and clean up, for fire prevention, on State land.
- This would take place in 2020.
- Proposal/agreement would incorporate repair of any damage to West Corral Road.
- DNR owns easement on Crest Drive. In exchange for using West Corral Road DNR will sign over their easement on Crest Drive to Nine Mile Ranch.
- DNR will be contacting all Nine Mile Ranch lot owners effected.

Don Charnholm will communicate to DNR that they can proceed with proposal. Newly elected Board will work with DNR in negotiations of proposal. No action here is approved other than consideration of forthcoming DNR proposal.

Motion made to appoint Kim Culloo as agent of the Board to research and bring proposal forward to the Board in regards to our insurance policy. Seconded. Motion Passed

Current insurance policy originally obtained to cover accidents on our roads was found to be inaccurate. We are classified as a 'club', not an HOA. It also appears coverage was not what the Association needs. New application will be filled out, new bid for insurance cost and policy will be presented to the Board for approval.

Motion to raise the annual assessment rate (dues) 10%, to \$176.00 per lot, effective in the upcoming invoices due July 1st, 2018. Seconded. Motion passed.

Special meeting for counting election ballots was set for May 19, 2018. Annual Membership Meeting date was set for June 23, 2018. Both meetings will be held at Oroville Senior Center. Marie Jordan will confirm availability of Senior Center.

Motion made to appoint Craig Jordon as agent of the Board to perform Treasury duties and manage website until election of new board. Seconded. Motion passed.

Motion made to send out vote to amend Nine Mile Ranch by-laws Article IV, Section 4 regarding election of new board. Change would be to set required Board members to minimum 5 no more than 7. Change will also drop requirements for licensed forester and representatives of Oroville and wildlife. Vote will be sent out with Board member election ballots. Seconded. Motion passed.

Changes will bring by-laws in compliance with Washington State law, and lesson the complicated selection to a more attainable selection of the Board of Directors.

Next Board meeting will be held on April 28, 2018, 6:00 pm, at 36 Sunset Ridge Road.

Meeting adjourned at 7:15 pm.

Full Board Resignation
at this meeting

March 14, 2018

5:30pm

Board of Directors Meeting Agenda

1. Call to order
2. Approve consent agenda
3. Approve minutes of November 1, 2017 board of director's meeting.
4. Finance report
5. Any other business for the board

Consent Agenda Items

Updated 2/4/2018

1/28/2018	Motion to appoint Eldon Hunt as Snow Plow Coordinator	Yes - 4	No - 0
1/26/2018	Motion to amend budget to increase plowing budget from \$9500 to \$18,500	Yes - 5	No - 0
1/19/2018	Motion to amend the budget as shown for \$1200 for Reserve Study	Yes - 6	No - 0
1/12/18	Motion to approve Nov BOD meeting minutes	Yes - 7	No - 0
1/9/2018	Motion to approve a budget to not exceed \$5000 for legal fees	Yes - 7	No - 0
11/21/2017	Motion to contract with Thompson Bees to remove abandoned truck	Yes - 5	No - 0
11/12/2017	Motion to approve amended Snow Plow contract	Yes - 7	No - 0
11/9/2017	Motion to approve Snow Plow contract	Yes - 7	No - 0
11/2/2017	Motion to approve maintenance/raking of Crest Dr	Yes - 6	No - 0
10/28/2017	Motion to approve raking on Old Tressle	Yes - 7	No - 0
10/26/2017	Motion to approve road maintenance (raking and gravel) on Pine Bluff Rd	Yes - 5	No - 0
10/14/2017	Motion to approve road maintenance on Pine Bluff Rd	Yes - 7	NO - 0
10/6/2017	Motion to approve raking sections of Longhorn Dr	Yes - 5	No - 0
9/22/2017	Motion to approve the cost of \$100 an hour for 2 hours of raking/prepwork	Yes - 7	No - 0
8/9/2017	Motion to approve road maintenance on Longhorn Dr.	Yes - 4	No - 0
8/8/2017	Motion to spread 5 loads of Adams Material on Blue Grouse.	Yes - 5	No - 1
8/8/2017	Motion to approve 10 loads of pit run from Mallard to Meadowlark	Yes - 5	No - 1
8/2/2017	Motion to approve amended annual meeting minutes	Yes - 6	No - 0
7/1/2017	Motion to a appoint Dan Vanover to the BOD	Yes - 5	No - 0

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