

Nine Mile Ranch HOA
PO Box 332 Oroville Washington 98844
9mileranchhoa.org/bod@9mileranchhoa.org

Nine Mile Ranch HOA meeting minutes for Sept 11, 2021
Meeting held via Zoom

Meeting called to order at 09:05am

Presiding Officer: Drew Sawchuk

Board Members Present: Drew Sawchuk, Susan Stewart, Brett Coffman, Brian Rabe, Don Charnholm, Rick Lewis.

Absent board members: Jeff Click, Pam Lewis.

Public and committee members: present: Allen Jones, Kirk Johnson, Stacey Johnson, Leo Culloo, Todd Besaw.

(NO MINUTES FROM LAST MEETING AVAILABLE AT TIME OF THIS MEETING)

Motion to adopt and approve the Agenda. Motion passes unanimously.

Agenda:

1) Confirmation of positions/roles/duties for board members – Drew Sawchuk:

Motion for electing Drew as President (Drew)– Brian seconds. Motion passes unanimously.

Motion for electing Brian Vice President (Drew), Rick seconds, motion passes unanimously.

Motion to elect Jeff Click as Treasurer (Drew). Brian seconds. Motion passes unanimously.

Motion to elect Susan Stewart as Secretary (Drew). Rick seconds. Motion passes unanimously.

2) Treasure Audit motion and Tax return – Drew Sawchuk:

Motion was put to board by email (Jeff Click) to hire same accounting firm as last year for the audit/tax return. Seconded by Drew and passed unanimously on August 18, 2021.

3) Abandoned vehicle- Drew Sawchuk:

Motion to engage lawyer to confirm board of director authority to move or remove vehicles restricting budget to one hour of lawyer time (Rick). Brett seconds. Motion passes unanimously.

Action: Todd to write letter to lot owner.

4) Requests for reimbursement – Drew Sawchuk:

Motion by Rick to approve reimbursement for \$109.16 to Kirk Johnson. Drew seconds. Motion passes unanimously.

Motion by Drew to reimburse Brian for mailing for \$229.88. Seconded by Rick. Motion passes unanimously.

5) Treasurer report on assessments – Jeff Click (Drew Sawchuk as Jeff absent):

Summary of assessment collection, lien filing, and cash report by Stacey Johnson.

Motion to amend our current collection fee to reflect current County fees (Drew). Rick seconds. Motion passes unanimously.

Motion to move \$3000 from checking to savings account (Drew). Rick seconds. Motion passes unanimously.

6) Road manager report – Brett Coffman.

Motion to add ask to the lawyer inquiry (one hour limit) to clarify on the voting result for sanding facility and waving the audit (Brett). Seconded by Brian. Motion passes unanimously.

Action: Legal committee will contact lawyer.

Motion to start build out Gold Rush cul de sac at a cost to be determined at a later date (Brett). Pending Board approval of budget by Sept 18th. Don seconds. Motion passes unanimously.

Action: Brett will contact Tim to get budget assessment by Sept 18th.

Gravel placement, road clearing report.

7) ACC update and business – Todd Besaw

Acknowledgement of Kim Culloo's contributions to the ACC as she has recently resigned. Board states appreciation to Kim.

Update provided on current ACC business.

Action: Drew will follow up to see if he can get an acknowledgment on Todd's email regarding the inquiry on overhead powerlines.

8) Review of Annual Membership meeting discussion regarding developing Amendments to the Bylaws – Drew Sawchuk:

Motion have the admin committee draft an enclosure for the News Letter to inform members on the board's intent to form a Bylaw Amendment Committee and ask for members who would like to participate to declare (Drew). Rick seconds. Motion passes unanimously.

9) Admin Committee Special Projects – Brian Rabe:

Action: Brian will send out a skeleton task list of the things the Admin Committee needs to deal with for the next years eg, news letters, mailings, etc.

10) HOA News Letter – Susan Stewart:

Susan had to leave the meeting. Drew led the discussion.

Action: Drew to create Letter from the President for inclusion in the news letter.

Other content suggested:

- snow plow contact information and details
- information regarding lot owner and HOA BoD accountabilities pertaining to removing of vehicles or other abandoned items

10) New business

Motion authorize the legal committee to spend up to \$1000 (approximate special assessment amount collected to date) in attorney consultation pertaining to div 1 lot 47 CCR enforcement (Drew). Rick seconds. Motion passes unanimously.

Action: Brett to look into getting quotes on plowing services to bring to the board for approval potentially with a three year horizon.

Action: Brett to consult with the road committee to compile and provide to the board a report of expected expenditures, and rough estimates in order to facilitate a discussion and obtain approval to release the budget.

Motion appoint Stacey Johnson as an agent to the Treasurer for the HOA in the capacity to help with all Treasurer duties as directed by the Treasurer. (Don) Brian sends. Motion passes unanimously.

Motion adjourn meeting (Drew). Brett second. Motion passes unanimously.

Meeting adjourned 11:50am