

Minutes for Nine Mile Ranch Meeting October 9, 2021

Attending board members:

Brett Coffman, Drew Sawchuk, Susan Stewart, Brian Rab, Jeff Click, Don Charnholm, Pam Lewis.

Absent: Ryan Man, Rick Lewis.

Attending Committee members: Todd Besaw, Stacey Johnson, Kirk Johnson, Allen Jones.

Meeting started 9:06am

Motion by Drew: Amend the agenda, seconded by Brian. Motion carries.

Motion by Drew to adopt the agenda with amendment, seconded by Susan. Motion carries.

Minutes from last meeting were **approved** by email on September 27, 2021.

Old Business:

Motion by Rick, seconded by Brian regarding Gold Rush added to legal counsel was approved on October 3rd. Brett recused himself from the vote. Motion passed.

Motion to elect Don to the role of Treasurer, keeping Stacey in her current role, seconded by Susan. This motion passed on September 30 via email.

Updates on Mathis versus HOA to be placed on the website obtained approval by email on October 27, 2021.

Report by Legal Committee on Attorney Consultation (not including executive session items):

Sanding facility, abandoned vehicle protocols/legalities, Drew's signature.

Sanding facility must go forward.

Unless a vehicle or other obstruction is preventing use of road or needed maintenance, the lot owner must deal with the issue.

The President cannot delegate his signing authority in general. Recommend use of electronic signature and documenting exchanges where approval was provided.

Action: Todd will call Lot Owner with abandoned trailer located primarily on easement, partially on road.

Update by Todd Besaw regarding abandoned vehicles:

Motion by Drew to contact Lot owner on Silverspur to advise Lot owner that trailer is on easement to request removal, seconded by Jeff. Motion passes.

Sanding Facility Update:

Action: Brett to proceed in taking next steps to building sanding facility the membership voted for.

Road Management and Expenditure Report:

No objections for road expenditure for raking/rock.

Action: Brett to provide expenditure motion after consolidating – will be done by email.

Treasurer Report

Admin Committee Update

Action: Newsletter out by end of October

Meeting and event schedule:

Saturday January 22, 2022 board meeting

Sat April 30 2022 board meeting

Prior to end of April, newsletter and ballot info mailed out

Prior to end of May, mail out for solicitation for candidates, ballots, notification of AMM.

Friday June 24th vote count

Saturday June 25th AMM

Saturday July 16th board meeting

Saturday October 1st board meeting

New Business:

Motion by Drew to give Leland approval for developing communication with membership by holding extra membership Zoom meetings (without quorum), Brian seconded. Motion passes.

Executive Session:

Motion by Drew to close regular board business and move into Executive Session, Brian seconds. Motion passes.

End of Executive Session

Motion by Drew to return to regular business meeting, seconded by Jeff. Motion passes.

Executive Session Motions:

Motion by Drew to ask Miller and Chase to file a lawsuit against Div 1, Lot 47 owners, seconded by Brian. Motion passes.

Motion by Drew to have Kirk, as an agent of the board, contact our maintenance leads to consult on what they need for use at the Gold Rush cul de sac and options to present to Don as a rep of the Road Committee, (may require small funding of approximately \$200) seconded by Jeff. Motion passed.

Motion by Drew to continue dialogue with attorney up to half hour regarding issues at Gold Rush, seconded by Jeff. Motion passes.

Motion by Drew to adjourn meeting, seconded by Jeff. Motion passes.

End of meeting: 12:00pm