

Nine Mile Ranch Home Owners Association

Minutes of Nine Mile Ranch HOA Board meeting dated Saturday January 22, 2022

Meeting called to order 9:05am.

Board Members In Attendance: Drew Sawchuk (President), Don Charnholm, Susan Stewart, Brian Rabe, Jeff Click, Rick Lewis.

Absent: Brett Coffman, Pam Lewis, Ryan Doto.

HOA owners and Committee Members in Attendance: Stacey Johnson, Kirk Johnson, Allen Jones, Todd Besaw, Leo Culloo,

Note: Special meeting was held November 11th, minutes were approved November 23rd and posted to the website.

Executive session was held January 2nd, minutes were approved January 3rd and posted to the website.

Motion to approve Agenda by Drew Sawchuk, seconded by Jeff Click. **Motion passes.**

Motion by Drew Sawchuk, seconded by Don Charnholm: Board will adopt Todd's suggestion to send a physical letter to Lot Owners after any unanswered email communications sent by the ACC. **Motion passes.**

Action: Drew to follow up with Brett to find out if there is any more business from the Road Committee.

Action: Treasurer will find out the depreciation for the rake and sand structure. Treasurer and team will continue to invoice lots in arrears (44 in total) and follow up with necessary actions. Treasurer will seek a review of what's required and inform the board if a motion is required to augment our budget to account for monetary needs for tax return and paying taxes.

Budget Committee makes a request to the board to review next year's budget given current and forecasted inflationary rates (note: this was suggested by the auditors).

Motion by Drew Sawchuk, seconded by Jeff Click to create a new Bylaw Committee made up of: Drew Sawchuk, Allen Jones (Chair), Gerald Clayburn, Rita Knox, Rick Lewis, Bonnie Berry and Todd Besaw as well as associate Felicity Rabe. **Motion passes.**

Motion by Todd Besaw seconded Drew by to change our meeting date to March 12 at 9am (instead of April 30th) in order to have everything ready for mail out. **Motion passes.**

Drew acknowledged Brian Rabe's departure from the board and thanked him for his incredible contributions over the years.

Action: Need to put out a call for a Treasurer replacement and someone with IT experience.

Motion by Drew Sawchuk seconded by Susan to have the board use email vote by majority board members to approve the solicitation for board candidates (due to time requirements for this issue). **Motion passes.**

Action: Susan and Stacey to work on newsletter for mail out.

Conclusion of regular meeting: 10:51.

Motion by Drew Sawchuk, seconded by Jeff Click to move into Executive Session. **Motion passes.**

Motion by Drew Sawchuk, seconded by Jeff Click to end Executive Session. **Motion passes.**

Conclusion of Executive Session 11:21am.

Content during Executive Session has legal ramifications so there is nothing to put forward now.