

9 Mile Ranch Meeting Minutes September 10, 2022

Board Members in Attendance: Drew Sawchuk, Don Charnholm, Jeff Click, Ryan Man, Rick Lewis, Susan Stewart.

Committee Members in Attendance: Kirk Johnson, Stacey Johnson, Todd Besaw, Alan Jones.

Meeting Commenced at 9:09 am

Motion by Drew to approve and adopt the agenda, seconded by Susan. Motion passes unanimously.

Approval of minutes for July 16th, 2022 was obtained on July 17th, 2022.

Motion by Drew to move forward to create a newsletter and allocate \$300 towards this, seconded by Jeff. Motion passes unanimously.

Action item: Susan will contact Committee Members with respect to creating a newsletter.

Motion by Drew to have the ACC draft a letter to Owner of Lots associated with Outback Road blockage be provided to the Board to be ratified by the majority of Board Members by email, seconded by Jeff. Motion passes unanimously.

Motion by Drew to allocate an hour's worth of attorney fees to review the Newsletter Notice regarding road blockages, seconded by Susan. Motion passes unanimously.

Action item: Drew will initiate the creation of a Big Horn Ridge Management Committee.

ACC: Todd will further communications/investigation with Lot Owners regarding number of dogs on a lot. These will go back to the Board for final review. There are currently two situations arising around this CCR violation.

Road Committee: Sand Facility is approximately a month away from getting a permit, 3 - 4 months before the building is delivered. Cost of gravel delivery is 48% higher than last year which may require an assessment raise by 8% to cover these increases in costs. We will be short 5 loads short of yearly gravel replenishment and 10 loads short for the last three year replenishment requirements. The Members will be advised of the current situation and potential remedies. The Members voted to not increase assessments to reflect inflation. As such, we are limited how we spend our funds.

Treasurer Report: If members won't pay for (special) assessments - the only way to enforce this is to lien properties.

We are also owed for towing of RV from Ranch road by a Lot Owner. Stacey would like to pursue this matter.

Canadians asking for alternative payment methods - Board members will assist in trying to provide solutions.

Motion by Jeff to add a half hour to the allotted attorney time for Stacey to pursue options around obtaining payment for RV removal, seconded by Drew. Motion passes unanimously.

Motion by Drew to add a category for Road Base Repair, seconded by Don. Motion passes unanimously.

Motion by Drew, seconded by Don, to approve \$19,880.03 of funds be made available immediately for the Road Committee to execute the road work enumerated

in the Road Committee's report entitled "Road Report & Cost Estimates – September 7, 2022". The work will be completed before winter sets in this year. The Report will be made available immediately on the HOA website. Motion passes unanimously.

Motion by Drew to adjourn the meeting, seconded by Don. Motion passes unanimously.

Meeting adjourned at 11:33 am.