

## Nine Mile Ranch Home Owners Association

### Minutes of Nine Mile Ranch HOA Board meeting dated Thursday January 5, 2023

Meeting called to order 6:05pm.

**Board Members in Attendance:** Drew Sawchuk, Don Charnholm, Jeff Click, Ryan Man, Rick Lewis (joined 15 minutes after start of session)

**Absent:** Susan Stewart.

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

**Motion** by Drew Sawchuk to approve and adopt the agenda, seconded by Don Charnholm. Motion passes unanimously.

Approval of minutes for November 12, 2022 was obtained on November 15th, 2022.

**Motion** by Drew Sawchuk to rescind the motion from November 12<sup>th</sup> meeting to send a letter to Div 8 Lot 59 and requirement for a deposit, seconded by Don Charnholm. Motion passes unanimously.

The home was moved and no discernible damage to the road edge has been observed negating the need to proceed.

**Motion** by Drew Sawchuk to rescind the motion from November 12<sup>th</sup> meeting to secure contract services to relocate the road obstruction from Div 1 Lot 47 and retable this in the spring, seconded by Jeff Click. Motion passes unanimously.

Concerns have been raised related to the cost of proper removal to avoid illegal dumping and the property having insufficient value to recoup costs incurred to date. The suggestion is to look to form a volunteer work party instead.

**Motion** by Drew Sawchuk sent in an email November 15<sup>th</sup> 2022 was reiterated and reads Request to approve spending up to \$400 on attorney fees to have Miller and Chase record a copy of the judgment against the owner of Div 1 Lot 47 in the Auditor's office with a cover sheet that has the parcel number as a reference on it on behalf of the 9MR HOA, seconded by Ryan Mann. Motion was defeated with no votes from Don Charnholm, Jeff Click, Rick Lewis

In an email November 15, 2022 a motion raised by Drew Sawchuk did not obtain unanimous consent. After discussion it was determined Title Company searches need to include recorded judgments. If an outstanding judgement is not identified and dealt with appropriately, then it is understood that the HoA will have the ability to lay a claim against the title insurance for compensation.

**Motion** in email December 12, 2022 by Drew Sawchuk to allocate \$375.00 for mailing costs and also for re-stocking current mailing supplies for the Treasurer's Assistant to inform lot owners of actions the board has taken to improve snow plow response times by enlisting the services of Okanogan Plowing, seconded by Rick Lewis. Motion passed unanimously December 13, 2022.

This letter was also posted to the HOA website which was deemed to fulfil the action of November 12, 2022 to post a notification to update HOA members on winter maintenance challenges and actions taken.

**Action Item:** Drew to post notification on the HoA website that setting off of Fireworks is illegal in Okanogan County. There was an email sent to the board indicating that fireworks have been set off again on HoA property.

**Action Item:** ACC Chair to draft a letter to the owner of the lots on outback road and send to the board for review. The board's guidance is that the ACC letter to the owner of the lots on outback road regarding the cable across the easement should be a notification that no maintenance plowing, raking, or other will take place on the easement if the cable, a gate or any other obstruction is in place (locked or unlocked) when maintenance is being conducted. The lot owner can contact the road manager or plow coordinator at any time to request information on planned maintenance and schedules.

**Action Item:** ACC Chair to draft a response to owner of Division 5, Lot 44 indicating that neither the board nor ACC received prior communication before the removal of vegetation and trees was taken. Clearing an easement does not violate CCRs or require ACC approval, therefore, the ACC and board would need grounds to pursue any action.

**Action Item:** Drew to work with Todd to post a notice on the HOA website to inform lot owners regarding ongoing discussions pertaining to cattle on the ranch. This should include some information regarding lot owner responsibilities, different zones, a reminder to close gate in division 8 as well as contact information for those that would like to obtain meeting minutes or additional information.

**Action Item:** Treasures assistant is looking for alternate methods for members to make payments and has asked any members to provide options they may be aware of that could be utilized. Key aspects include: HOA should not incur any fees and it must accept at least USA and Canada payments.

**Motion** by Jeff Click authorize \$1075.00 to have an independent company to do a reserve study, including a visual inspection, to meet the board's obligation in the matter, seconded by Drew Sawchuk. Motion passes unanimously.

**Discussion:** There is more useful data to provide to company doing the study which should provide improved results from the previous study. This will need to be conducted after the thaw in the spring.

**Action Item:** The Road Manager will get additional information on how the County deals with slush and ice. The Road Committee and Board members are encouraged to provide thoughts in writing regarding policies that would help enable the Plow Coordinator to better deal with events or be more proactive to lessen impacts while working within the available budget. The board will reconvene to review the information collected and recommendations from the Road Committee to decide on next steps.

**Discussion:** This year's weather events have resulted in conditions that require the board to review winter maintenance policies and service options. Action has already been taken to secure optional local services, in addition to services already in place, in hopes of a more rapid response to major weather events.

The board is faced with more people needing access to their properties, budget constraints/inflation requiring prudent use of limited funds, contractor equipment issues and melt/freeze events that leads to treacherous icy conditions. Though realistically the board will not be able to eliminate all risk, the board acknowledges the need to continue to research ways to mitigate issues and provide guidance to lot owners so they can make informed decisions.

The requirements of the bylaws makes it a challenge for the board to be able to react when needs arise and when weather changes provides opportunities to make improvements. More information is needed to identify viable options eg, more frequent plowing, melting compounds added to sand, posting tips, tricks and recommendations, etc. This will enable policies and practise to be amended or additional recommendations enacted. This may include doing some testing to confirm the effectiveness of some practices and identification of funding requirements.

**Motion** by Drew Sawchuk to defer the remaining agenda to a future meeting and adjourn the meeting, seconded by Jeff Click. Motion passes unanimously. (Meet adjourned 8:12 pm)