

## 9 Mile Ranch HOA Board Meeting Minutes February 11th, 2023

Board Members in Attendance: Drew Sawchuk (President), Susan Stewart, Rick Lewis, Don Charnholm, Ryan Mann (joined at 9:05 after first motion).

Absent: Jeff Click

Committee Members and Members at Large in Attendance: Stacey Johnson, Kirk Johnson, Todd Besaw.

### Meeting Called to Order 9:02 am

*Motion* by Drew to adopt the Agenda, seconded by Don. Motion passes unanimously.

### Old Business:

Minutes of [Jan 31st](#), 2023 special meeting were approved on Feb 1st, 2023 by email.

### New Business:

**ACC** - Todd submitted a letter to be mailed out regarding CCA rules around dogs on the ranch for board approval by email - letter approved by all Board Members.

**Summary of Reserve Fund** by Kirk Johnson - Per CCR requirements, the existing excess HOA "reserve funds" are cumulatively used to fund yearly fluctuations in maintenance and other HOA costs, particularly associated with how weather affects road costs differently each year. This fund amount is being maintained at necessary levels. However there is an additional potential 'reserve fund', per RCW 64.38, which covers larger project commitments for the future, like improving road sections that are currently or expected to be inadequate for some reason. An example of such projects are the current 'no-plow' road sections, involving some road areas originally built by the developer that are too steep or rough to maintain winter snow plowing on. This RCW 'Reserve Fund' is a way to avoid large emergency special assessments and choose to build up capital to prepare for necessary improvements. In 2021 the membership rejected the BOD-proposed assessment increase that would have covered the Reserve Fund items.

Again, funds for the worst-case scenarios for annual maintenance expenses like snow plowing, sanding, watershed erosion, etc are currently properly maintained in the regular CCR-required reserve fund. However they would not cover items that would be held in the RCW Reserve Fund. The Board can bring items outside of the regular reserve fund one at a time (like this year asking for funding for the 'No Plow Zones'), but eventually we will need to educate the membership to understand considerable upcoming capital improvement requirements that would be better funded gradually over time rather than a larger one time assessment. These are projects that members are demanding and indeed are the HOA's legal responsibility to fulfill according to our CCRs.

### Member Communications:

*Motion* by Drew to approve mailing budget up to \$250 for the [Solicitation of Candidates](#), seconded by Susan. Motion passes unanimously.

*Motion* by Drew to approve letter regarding solicitation of Board Candidates to go out in the [mailing](#), seconded by Don. Motion passes unanimously.

Stacey will also include a budget analysis provided by Stacey which clarifies our financial situation very well.

Summary of Naysnerski judgement will be included in [Annual Membership Meeting](#) mailing.

**Proposed Budget Update:**

Don Charnholm and Stacey Johnson: We are having difficulty with some members not paying their dues. **The current budget would balance if all members were up to date in their payments.** Due to current economic conditions, the Board is concerned that this situation may worsen. There is nothing that can be removed from the budget - all items in the budget are absolutely required. The Board has a fiduciary duty to be fiscally responsible to balance the budget. The Ranch is also facing increased prices in gravel, inflation over all and other anticipated higher costs.

*Motion* by Drew to raise the dues by 10% to reflect the additional upcoming costs to the Ranch maintenance, seconded by Ryan. Motion passes unanimously.

*Motion* by Drew to adopt the 2022-2023 budget, seconded by Don. Motion passes unanimously.

**Ballot Item Preparations:**

Members require access to their roads year round and there are five sections of road that do not allow plow access.

*Motion* by Drew to place on the Ballot an item for funding for approximately \$100 Special Assessment for required capital improvements of No Plow Zone (approximately \$30,000), seconded by Don. Motion passes unanimously.

Inflation and extra spending in snow plowing this winter has created some gaps in funding road maintenance requirements.

*Motion* by Drew to place on the Ballot item for approximately \$22 one time Special Assessment for emergency road maintenance funding top up, seconded by Susan. Motion passes unanimously.

**AMM Meeting:**

Meeting set for Saturday, June 24th, 2023, 1 pm.

All information for mailing has been sent out by Drew for Board approval.

Drew has contacted the high school and has not had a response yet.

**Action:** Drew will contact school again this Monday.

Logistics: The meeting is to be a hybrid style again, with both a physical meeting and an online meeting available for members. Ballot counters would arrive early and then would be counted separately on a table of their own so that hopefully we are able to inform the members of the outcome of the vote during the meeting.

**Action:** Drew will solicit ballot counters.

**Action:** Susan to donate towards providing water and cups for the meeting.

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

**Meeting adjourned at 10:43 am.**