

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

Board Members in Attendance: Drew Sawchuk (President), Rick Lewis, Don Charnholm, Ryan Mann

Absent: Jeff Click, Susan Stewart

Committee Members and Members at Large in Attendance: Stacey Johnson, Todd Besaw, Brian Rabe, Felicity Rabe.

### **Meeting Called to Order 9:05 am**

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

### **Old Business:**

*Motion* by Drew to approve the Minutes of Feb 11, 2023 special meeting, seconded by Don. Motion passes unanimously.

*Motion* by Drew to acknowledge that due to price increases the mailing for the Solicitation of Candidates exceeded the approved up to \$250 and the board now approves the up to \$350 required for the mailing, seconded by Don. Motion passes unanimously.

### **New Business:**

#### **Sanding Shed Review**

*Motion* by Drew to augment the sanding shed budget up to \$1,200 to account for the difference from the original estimated cost to the revised quotation, seconded by Don. Motion passes unanimously.

### **Financial Management Policy**

*Motion* by Drew to adopt the proposed financial policy and publish to the website, seconded by Don. Motion passes unanimously.

### **Ballot Items and Preparations:**

It was determined that the Road Base Repair was previously approved against the 2022-2023 budget. Though a Special Assessment for emergency road maintenance funding could recoup this expenditure, there may be future opportunities. The Road Base Repair is not an item required in the 2023-2024 budget. An amendment to the approved 2023-2024 budget is required.

*Motion* by Drew to revise the 2023-2024 budget to remove the Road Base Repair \$5000 line item and to drop the Special Assessment for emergency road maintenance funding from this year's ballot, seconded by Ryan. Motion passes unanimously.

After additional due diligence it was determined that a change to the special assessment for capital improvements is required.

*Motion* by Drew to revise the previously approved ballot an item for Special Assessment for required capital improvements of No Plow Zone to \$114, seconded by Don. Motion passes unanimously.

*Motion* by Drew to include a ballot item to wave the annual financial audit, seconded by Don. Motion passes unanimously.

*Motion* by Don to include all board of director candidates received by the due date onto the ballot, seconded by Drew. Motion passes unanimously.

**AMM meeting venue and logistics:**

*Motion* by Drew to allocate up to \$300 to have Tamara Porter act as our ballot fiduciary and cover the associated expenses, seconded by Don. Motion passes unanimously.

*Motion* by Don Approval of the Annual Membership Meeting mailing content will be done through email and will only require the majority of the board to approve as opposed to unanimous approval, seconded by Drew. Motion passes unanimously.

*Motion* by Don to allocate up to \$1000 to cover the costs of the Annual Membership Meeting mailing, seconded by Drew. Motion passes unanimously.

The Elementary School Library has been reserved for Saturday, June 24th, 2023, between noon and 3pm. This allows for setup prior to the 1pm start time with access to Wifi and audio visual equipment.

**Action:** Stacey will inquire about securing America's restaurant for the ballot counting 9:30am to 11am or 12pm at maximum.

*Motion* by Drew reserve a \$100 to cover the potential cost of using America's as the ballot counting location, seconded by Don. Motion passes unanimously.

**Action:** Drew to oversee the ballot counting and administration of the ballot counting policy.

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

**Meeting adjourned at 10:02 am.**