

## Minutes of AGM 9 Mile Ranch HOA

June 24<sup>th</sup>, 2023 1 pm

Board Members in Attendance (physical and zoom): Drew Sawchuk (President), Susan Stewart, Rick Lewis

Absent: Don Charnholm, Jeff Click, Ryan Mann

Committee Members in Attendance: Kirk Johnson, Stacey Johnson, Alan Jones, Todd Besaw, Brian Rabe, Leland Jay.

Approximately 50 members total in attendance at the Elementary School Library and on zoom.

Meeting Called to Order at 1:08 pm

### **Agenda:**

#### **1. Results of ballots:**

121 ballots received, one was disqualified.

Election of Board Member: Sonja Bachman is appointed to the Board. Dan McLullan is appointed to the Board.

Vote to waive the audit: Results: the audit is waived.

One time special assessment: One time special assessment did not receive enough votes to pass.

- 2. Introduction of new Board Members:** Dan present in the meeting, Sonja absent.
- 3. Ratification of Budget 2023 – 2024** – this was published on the website and distributed to members.
- 4. Next Annual Membership Meeting:** This will be announced once the new board has a chance to meet and determine roles etc. The next board meeting is scheduled for July 15<sup>th</sup> at 9am.
- 5. Open Meeting for Members Concerns/Questions:**

**Gary McNulty** – question about receipts from business conducted on the Ranch, \$800 Sanding Facility, No Plow zones and road expectations. **Drew Sawchuk response:** Receipts will be emailed however contracts cannot be shared due to privacy reasons. Contractor names can be released however. **Kirk Johnson response:** Sanding facility is too large for easement and cost of rental of sanding facility is now \$550 per year. Board decided not to put sanding facility on an owner's lot due to potential future problems. No plow zones are due to equipment having difficulty getting to certain areas as well as being able to turn around etc. Some members have volunteered to help certain areas which is much appreciated.

**Peggy McNulty** – We need more people who can participate on the Board and in the community to help manage issues.

**Shane Neel:** Roads are very bad to get to where he is, sometimes he has to plow his own road. Since special assessment didn't pass how are the worst roads going to be repaired?

**Lauri Beaudry:** Questions about Gold Rush – attorney stated that buyers have to know what they are getting into when they purchase the lot. Plat map – where it states we have to plow – why does it apply? **Todd Besaw response:** It is printed on every plat from the surveyor and is well defined and is a legal and binding document. Todd will provide these legal documents upon request.

**Laurie Haynes:** Grateful for what the Board is doing. She was excited when she arrived to the Ranch to have the roads plowed. They often decide just a few days before coming and appreciate the access. Needs help getting gravel to her driveway. **Drew Sawchuk response:** We can post the request on the community board on the website. Please email the board at [bod@9mileranchhoa.org](mailto:bod@9mileranchhoa.org) with content you would like posted and permission to post your contact information.

**Alan Jones:** There is always controversy on any HOA and he feels that the HOA is in a better position than in the past. We have fought off lawsuits which could have forced the dissolution of the CCRs etc. We voted on amending the bylaws at last year's vote. **Response from Drew Sawchuk:** We needed 50% to amend the bylaws and 50% to amend the CCRs. We have only had about 1/3 of membership respond to this issue. The Board is hesitant to move forward with spending time and funds when obtaining ratification of the changes is this much in doubt.

**Peggy McNulty:** Communications are too long and wordy. They need to be shorter and to the point, with pros and cons.

**Ben Miley:** Division 6 – his road eats up his easement dramatically. He would like to get a better turnaround so he can regain his land. **Drew Sawchuk response:** This can be brought back to the Board and we would need to get legal counsel. The other turnaround which was changed recently was done with volunteer time and money and approved because the legal counsel provided stated that we were currently trespassing. **Ben Miley:** Who will pull the power to his north piece of property? **Drew Sawchuk response:** please provide Drew an email so the board can determine the answer to this question. **Ben Miley** – perhaps a suggestion would be to put a sign indicating "No Outlet".

**Shane Neel:** Telephone line runs through his land to Division 6 and he has accepted this easement. The case for the easement with respect to Ben's property is closed and he is not seeking access that way anymore. He has a mutual agreement with Ben and there won't be any easement issue.

**Gary McNulty:** On Corral, can someone put a gate on this easement? **Response from Todd Besaw ACC:** Ingress, egress is for getting to lots. It is not for people to drive and enjoy a lunch etc. We need to educate the members regarding members use of easements.

**Peggy McNulty:** We used to use Forest Road for a while but it became dangerous. Gary and Peggy discovered an old road and were able to use it. This road is used by people who don't pay into HOA dues but they don't obey rules. One lot is full of junk and it's all over the land. Squatters were living there. **Todd Besaw response:** If there is documentation of the fact that these lots are required to comply with the CCR's of Nine Mile Ranch please provide that to Todd at [ACC@9mileranchhoa.org](mailto:ACC@9mileranchhoa.org) and the Board can then act.

**Drew Sawchuk:** If someone doesn't want to participate at the Board level, they can participate at the Committee level which would be much appreciated.

**Brian Beaudry:** Couple years ago they were hit by the fires. He did some research and found a place in Michigan where cabins were wiped out by fires twice in two years. These people petitioned the county for a grant through FEMA – money that would pay for pumps, hoses, generators and sprinklers for each cabin. They received this money and installed their fire protection system. The cabins had sprinklers on each end of the cabin. Brian is inquiring about getting a grant to do something like this. Drew Sawchuk: Thanks Brian for a great suggestion.

Drew Sawchuk: If there's no further discussion, he will stay around for any questions.

Motion to adjourn the meeting by Drew Sawchuk, seconded by Susan Stewart. Motion passes.

Meeting adjourned at 2:24pm.