

9 Mile Ranch HOA Meeting Minutes May 30 2023, 6:30pm

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

Absent: Susan Stewart, Jeff Click

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

Meeting called to order at 6:35 pm.

Motion by Drew to adopt the agenda, seconded by Ryan. Motion passes unanimously.

Old Business:

On April 12th, meeting minutes of April 11th were approved by the Board.

Action: Drew to contact owner Div 8 Lot 32 to determine if any funds were spent to acquire the pine trees that were damaged by the plow that went into the ditch and let the owner know that ACC approval is required prior to planting of trees in the easement, if that is his intent.

Motion by Drew to acknowledge that due to price increases the mailing for the Annual Membership Meeting mailing exceeded the approved up to \$1000 and the board now approves the up to \$1050 required for the mailing, seconded by Don. Motion passes unanimously.

The following motion was made via email and is included as a record of the interaction:

Motion by Drew to authorize the legal committee to spend up to \$300 for legal counsel expenses related to the review of the "Notice of Trustee's Sale" received and any required follow up actions that are recommended, seconded by Susan. Motion received unanimous approval May 15, 2023.

New Business:

Unapproved structure lot 25 Division 4 Review & Discussion Regarding Air B&B:

The board discussed the concern raised by a member that the "for sale" posting implied Air B&B may be a possibility. It was decided that no action is needed as the board has a policy regarding commercial enterprises and the need for owners to obtain prior approval.

Motion by Drew to authorize the ACC to include information related to the policy pertaining to fines and the ramifications for the violation of the CCR's and send the final draft to the board for approval, seconded by Don. Motion passes unanimously.

Terms/conditions Lot Owner offer to widen a 'capital improvements' road section:

Action: Rick and Kirk to compose a draft letter in respond to this offer, including the terms and conditions the board would need to be agreed to prior to commencement of work, and send it to the board for review and approval.

Proposed fines schedule for road issues & unapproved lot development:

Action: Drew to revise the fine policy and send a draft to the board for review and approval.

Road Manager Update: Roadwork previously contracted has been completed and billed for. Ask to consider approving temporary

ACC: There has been a mix of people who are through and proactive in getting ACC approval. Others have proceeded without approval. Need to determine how to deal with deterring owners from not complying.

Treasurer Update: Invoices are done and will be mailed. Postage will be purchased. Year end is May 31st. Revised collection policy has been sent. Looking for board members to review and approve.

AMM Logistics: Counters for ballot and location have been confirmed. Elementary school has been confirmed for meeting. Will be a hybrid meeting. Meeting with

Motion to adjourn regular meeting and go into executive session by Drew, seconded by Rick. Motion passes unanimously.

Meeting adjourned at 8:26 pm.

Executive Session: Recent Lawsuit Threat and Next Steps

The board discussed details related to the recent threat of litigation. The budget for legal fees will be leveraged to obtain legal counsel.

Executive Session adjourned at 8:43 pm