

**Minutes of 9 Mile Ranch Board Meeting
August 10th 6pm**

Board Members Present: Drew Sawchuk (President), Dan McLelland, Rick Lewis, Sonya Bachmann, Susan Stewart.

Board Members Absent: Jeff Click, Ryan Mann

Committee Members Present: Todd Besaw.

Lot Owners Present: Chuck Mowry.

Meeting called to order 6:03 pm.

Motion to adopt agenda by Drew, seconded by Dan. Motion passes unanimously.

Old Business:

1) Meeting minutes of July 15th 2023 were approved on July 24th, 2023.

2) **Motion** to approve reimbursement payment of \$284.53 to Kirk Johnson per his request and itemized log (attached to his request) made by Rick, seconded by Dan. Motion passed unanimously August 7th, 2023.

3) **Motion** by Drew via email to approve sending the letter drafted by Kirk and Rick to Scott Barker to secure his signature on the terms and conditions for widening a portion of Mallard Drive, seconded by Susan. Motion passed unanimously on Aug 8, 2023.

New Business:

Next steps for Division 8, Lot 44 regarding unapproved structures on Lot. Homeowner has submitted a request for a hearing form regarding this situation as he has indicated that he would like to comply.

Action: Todd will send an email to the Lot Owner to clarify the Lot Owner's position and to open up the conversation about the situation.

ACC Business:

Update regarding Lots potentially violating the CCRs.

Legal status still pending regarding removal of encroaching fencing and boulders on the Lot in Division 1.

Unapproved structures on Lot in Division 4 - Lot Owner was misinformed regarding the process. Lot Owner wishes to work towards compliance.

Unapproved construction of electrical installation within 60' easement observed July 23, 2023. Road Committee to provide response as to whether this might be an issue going forward.

Recreational vehicle use beyond the 6 month allowable time and no septic system present - inquiry made July 23, 2023. Lot Owners wish to remain on the Lot due to valuable building materials being present on the Lot.

Action: Todd will draft a letter to gather more information regarding a potential timeline and a discussion about other ways to be in compliance.

Motion by Drew to have the ACC draft a letter of enforcement using previous examples of communication and barring that there are no other changes than grammatical and the board makes no opposition with

one week of receipt of said draft then the letter is to be approved for mailing, seconded by Rick. Motion passes unanimously.

Timber removal / thinning previously approved by the ACC in 2022 has been brought to the ACC's attention because it appears that more work was done than approved.

Action: Todd will attempt to discover more information about the situation.

Unapproved structures in Big Horn - structure is approved for 3 months occupancy. There are additional structures on the Lot which may be occupied for 6 months maximum. Structures have been placed on the Lot most likely within the last 60 days.

Action: Todd to draft a letter to Lot Owner to advise of CCR limitations and to gather more information regarding the Lot Owner's plans (including submissions to the County) and request an application to the ACC regarding the structures.

Todd will send out letter if he does not hear anything back from the Board within a week of issuing the draft letter.

Unapproved driveway - recommendation is to change the edge of the road slightly to improve water shedding and to build a culvert to help avoid degradation to road surface.

Action: ACC or Road Committee to send letter to the Lot Owner explaining that these improvements must be made at the Owner's expense.

3) Scheduling of upcoming meetings: Drew will send out some proposed dates for the meetings throughout the year for members' perusal.

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

Meeting adjourned at 7:56 pm.