

## **Minutes for 9 Mile Ranch Board Meeting September 9, 2023 9am**

Board Members in Attendance: Drew Sawchuk (President), Susan Stewart, Rick Lewis, Sonya Bachmann, Ryan Mann, Dan McLelland.

Absent: Jeff Click.

Committee Members in Attendance: Chuck Mowry, Brian Rabe, Felicity Rabe, Kirk Johnson, Stacey Johnson, Todd Besaw, Randolph Marchmont.

Meeting called to order 9:05am

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

### **Old Business:**

**Motion** by Rick to reimburse Kirk \$284.53, seconded by Susan. Motion passed unanimously on August 7th, 2023.

**Motion** by Drew to accept Randolph Marchmont's application to be appointed to the ACC, seconded by Dan. Motion passed unanimously on Sept 6, 2023.

**Motion** to approve the minutes from August 10th meeting by Drew, seconded by Dan. Motion passes unanimously.

### **New Business:**

1. Locked gate on Forest Road: Member would like the lock removed.

**Motion** by Ryan to remove the gate posts temporarily and inform the two involved parties of this action by telephone or email (Drew), seconded by Dan. Motion passes with one objection from Susan.

2. Division 4 Lot occupancy over 6 months in a recreational vehicle: Lot Owner has requested a hearing regarding this. Pole barn has been erected to house the RV. Several members have made complaints to the Board regarding this matter.

Randolph and Ryan to sit in on hearing.

**Action:** Follow up letter (and phone call) to go out to owners that the Lot Owners have 10 days to respond and if no response then fines will begin retroactively (Drew).

3. Division 4 Lot Owner in compliance in an RV has asked for an opportunity to extend their stay - planning to build but limitations with respect to timeline of build (weather etc).

No action required as solution has been reached (Lot Member to move his RV to another lot). Question: Can a Lot Owner request a variance to these CCRs?

4. Trailers/dry cabins with substandard electrical: A number of Lots have structures with inadequate and potentially unsafe electrical conditions. ACC is aware of some of the concerns and will contact those who are not in compliance. Some Lots appear not to be in compliance despite agreeing to follow the CCRs. Further investigation required.

5. Division 4 unrestrained pets: Potential change in people staying on the Lot which has increased the number of dogs on property (ie visitor).

**Motion** by Drew to write a letter advising the Lot Owners instructing them on following the CCRs regarding unrestrained dogs and potential building of dog enclosure, seconded by Susan. Motion passes unanimously.

6. Cattle fencing: Herd area is the responsibility of Rancher to manage. The range area is the responsibility of the private land owners. Therefore, it is up to the Lot Owners to keep cattle off of their land via fencing. There is an area of disrepair in Division 8 where the fencing has degraded. The cattle may damage the roads, culverts and other private property.

**Motion** by Ryan to inquire about legal responsibility (one hour of attorney time) regarding the matter as well as informing Lot Owners, seconded by Dan. Motion passes unanimously.

7. Update on property where realtor was asking for reduction in fees owed the HOA: this matter has changed - the property in question will be going to auction soon. The HOA has a court ordered lien on the property. The HOA has never encountered this situation.

**Action:** Stacey will ask Miller and Chase about the implications around the foreclosure. What is the recourse for getting the money owed to the HOA and for removal of fence/boulders?

8. ACC update: No recommendation for fines at this point. Lot Owners are in communication with ACC regarding compliance. Todd to further investigation into tree removal on Lots.

9. Electronic payments: Canadians can open up a US bank account - this appears to be the only way to make electronic payments. We can mail this out with the invoices next year. We can also look to set up Zelle.

10. Treasury update: Approximately 87% collected in dues which is similar to last year.

11. Road Committee update: Some areas requiring attention immediately that were noted in last 'drive around'. Wednesday September 13th the Sand Shed will be delivered and sand will be placed.. Kirk will put together a manual for anyone using a tractor to access the sand. We are about 1/4 of the way through the gravel placement which was delayed due to the fires but is now back on track.

**Motion** by Drew for approximately \$2150 for road maintenance in areas around the Ranch, seconded by Susan. Motion passes unanimously.

12. Revision of Enforcement Rules and Fine schedule review: Drew to send out request for suggestions regarding revisions of Enforcement Rules etc. Motion to follow so that it can be included in the Fall Newsletter.

13. Fall Newsletter: Info to follow by email.

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

Meeting adjourned at 12:01pm.