

9 Mile Ranch Meeting Minutes October 14, 2023

Board Members in Attendance: Drew Sawchuk, Ryan Man, Rick Lewis, Dan McLelland
Regrets: Susan Stewart, Sonya Bachmann

Members of Committees and Members at Large in Attendance: Kirk Johnson, Stacey Johnson, Todd Besaw, Randolph Marchmont, Kezia Wills

Meeting Commenced at 9:08 am

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

Old Business:

Approval of minutes for September 9th, 2023 was obtained on Sept 11th, 2023.

Motion by Drew to send the Board Decision After Review of Hearing Synopses letter notifying the Still's that the board views they are still not compliant with the CCR ARTICLE IX PROTECTIVE COVENANTS Section 1 Recreational/Residential Use and subject to fines, as per the HOA Enforcement Rules and Fine Schedule, if they do not cease occupying the lot, correcting any grammatical errors identified and updating the date of the letter and deadline date based on when board approval is obtained, seconded by Ryan. Approved unanimously by email Oct 5, 2023.

Motion by Drew to approve the revisions to the Enforcement Rules and Fines Schedule that includes added Penalties/Fine Schedule for not submitting approval requests to the ACC prior to making modifications or starting construction and changes to include more significant fines for damage to easement roadways, second by Rick. Approve unanimously by email Oct 12, 2023

Motion by Drew to allocate approximately one hour of attorney time to provide guidance on how to enforce violation of the six months limited lot occupancy, seconded by Ryan. Motion passes unanimously.

Action item: Drew will work with Stacey to compose question to attorney to try and limit the time required to the allocated approximate one hour.

Committee Member Review:

Motion by Drew to appoint Dan McLelland to the legal committee, seconded by Rick. Motion passes unanimously.

Motion by Drew to appoint Dan McLelland to the road committee, seconded by Ryan. Motion passes unanimously.

Motion by Drew to appoint Rick Lewis to the finance committee, seconded by Ryan. Motion passes unanimously.

Motion by Drew to appoint Ryan Man to the reserve study committee, seconded by Dan. Motion passes unanimously.

Forest Road Revisited and Division 6 Gate Down:

Action item: Rick will inspect Forest Road and the gate in Div 6 reported as down. He will send the board an update on the current status of the two gates, boat and trailer issues.

County Foreclosure and Liens Update:

The HOA does not need to take any action related to the County notice of foreclosure related to unpaid taxes. One lot paid their lien. Historically the HOA has received payment of liens.

Leveraging HOA Attorney for Violation Letters:

Currently board and ACC members have not expressed concern or have received threats from HOA members related to notification of violation. Majority of members cooperate to try and become compliant. Recommendation is to continue to involve attorney on adhoc basis.

Action item: Drew to review and revise welcome letter to advise new owners that CCR's are enforced and of the steps needed to avoid violations.

ACC Business:

Motion by Drew to form a temporary committee to defining a policy associated with what are the durations and circumstances that require the ACC and board of directors to take action when a complaint is raised related to the accumulation of rubbish, trash, burn piles, selling of timber, etc., seconded by Dan. Motion passes unanimously.

Motion by Drew the temporary policy committee members be Rick and Dan, Todd (chair), Kirk, seconded by Rick. Motion passes unanimously.

Treasure Updates & Business:

Chequing Account \$69,571.00, Savings \$13,384.00, CD \$34,421, Interest \$43.00 on CD. Two lots liens one paid and other lot does not have current address will still post the lien.

Road Committee Updates:

Road committee short list completed. Erosion caused by driveway Lot 25 Div 4 repaired, more action needed by lot owner and the item of pursuing cost recovery will be added to the next board meeting. Okanogan Plowing contract endorsed by the board signed and countersigning in progress. 24x7 amendments reviewed by the board and the understanding is this will give access to better plowing and sanding equipment. Though the hourly rate is higher, they are expected to be more efficient and therefore could bring financial benefit.

Motion by Drew to approve the proposed amended terms and conditions for the contract with 24x7, seconded by Rick. Motion passes unanimously.

Proposed snow plow test to be added to a future board meeting for additional discussion to determine if a special assessment ballot may be required or if adding an item for next years' budget would be okay.

Fall News Letter:

Motion by Drew to approve the content of the Presidents Letter sent to the board for inclusion in the fall news letter, seconded by Ryan. Motion passes unanimously.

Motion by Drew to approve the content of the Finance Blurb sent to the board for inclusion in the fall news letter, seconded by Dan. Motion passes unanimously.

Motion by Drew to approve the content of the Plow Flyer sent to the board for inclusion in the fall news letter, seconded by Rick. Motion passes unanimously.

Action item: Kirk to send a road report summary for inclusion in the fall news letter.

Action Item: Todd to solicit ACC for content for fall mailing and get back to board by next Saturday.

Action Item: Stacey to provide some additional content related to notification and around volunteering and volunteers. She will also follow up with Sonya to see if there is any additional

Motion by Drew to approve approximately \$300 for fall news letter mailing, seconded by Dan. Motion passes unanimously.

Motion by Drew to adjourn the meeting board meeting and move into executive session, seconded by Rayn. Motion passes unanimously.

Meeting adjourned at 11:33 am

Executive Session:

Discussion regarding outcome of action and if next steps should be taken to recoup summary judgement amount.

Motion by Drew to adjourn the Executive session and have the motions passed read into the minutes, seconded by Rick. Motion passes unanimously.

Motions from the Executive Session:

Motion by Drew to allocate approximately \$5,000 dollars to have our attorney work on issuing a lien against other Naysnerski assets in an attempt to recoup the approximately \$60,000 awarded in the summary judgement, seconded by Ryan. Motion passes unanimously.

Motion by Drew to approve approximately one hour of attorney time to have them send a letter to the new property owner of Div 1 Lot 47 indicating that the fence and boulders are in violation of CCRs and needs to be addressed, seconded by Rick. Motion passes unanimously.

Meeting adjourned at 11:53 am.