

**HOA Board Meeting Nine Mile Ranch
January 24th, 2024 9 am**

Board Members in Attendance: Drew Sawchuk, Cole Markusen, Dan McLelland, Rick Lewis, Sonya Bachmann, Susan Stewart.

Committee Members and Lot Owners in Attendance: Kirk Johnson, Stacey Johnson, Todd Besaw, Brian Rabe, Brian Blackman.

Meeting commenced at 9:07 am.

Motion by Drew to adopt agenda. Seconded by Susan. Motion carries.

Old Business:

1. Minutes from Board Meeting of October 14th were approved on November 1st.
2. **Motion** by Drew to place Cole Markusen on the Board, seconded by Susan, motion carried on December 6th, 2023.
3. **Motion** by Ryan Man to not involve attorneys in the matter of Cattle Fencing, decline to participate in the building of fences in any way, and deny bringing a vote for a special assessment to the membership, seconded by Dan McLelland, motion carried December 7th 2023.
4. **Motion** by Drew to have the treasure issue a special assessment to the current owner of Lot 25 Div 4 for \$623.50 siting the Watershed Rule as follows....Charges for repairs assessed to a Lot Owner(s) shall be an obligation on that Lot Owner(s) the same as obligations under CCRs Article IV, Section 1 and 10 regarding unpaid assessments and including the road manager assessment with the before and after pictures as enclosures, seconded by Cole. Motion carries.
5. **Motion** by Drew to appoint Cole Markusen to the Road Committee, seconded by Dan. Motion carries.
6. Communication to Board by company providing information around senior resources. Questions around posting on the website. Drew will send an email response to politely decline.

New Business:

1/2. Treasury Update and Business/Budget Proposal/Annual Assessment Rate:

Motion by Drew to increase the dues by 10% this year, seconded by Cole. Motion carries.

Motion by Drew to move \$2046 to Capital Reserve Fund to improve unplowable sections on the Ranch, seconded by Cole. Motion carries.

Motion by Drew to move \$1854 from checking to savings account for required Emergency Savings Deposit, seconded by Dan. Motion carries.

3. Ad Hoc Committee Recommendations:

Discussion around CCRs with respect to time limitations in trailers etc. on Lots.

Motion by Drew to put this issue to attorneys with a two hour limit (including asking what would constitute as durable legal proof regarding violations of the six month annual occupancy rule for RVs and trailers), seconded by Susan. Motion carries.

4. Cattle Fencing:

Brian and Felicity Rabe have spent many hours trying to gain clarity around this issue. Board discussion resulted in a finding that the Board is unable to fund any fencing as it is not a 'common space' and the Board would not be upholding its fiduciary duties if it did so. The Rabes would like to have this information posted on the website to inform the community and ask for help in solving the issue.

Motion by Drew to post the information about the issue on the website with the disclaimer that this is from a Member rather than the Board, seconded by Cole. Motion carries.

Request to share emails for members to communicate around fencing issue is in alignment with our governing documents.

Motion to share the current mailing address list to the Rabes so that they may begin community engagement regarding cattle fencing (a note should be added that the list is not for commercial purposes) seconded by Dan. Motion carries.

5. Suspending of plowing on Forest Road:

We need to assess the situation with respect to an historic document that proves we are obligated to plow this road which is referenced on the div 6 plat.

Motion by Dan to stop plowing Forest Road and Drew to inform Lot Owner of this information by email, seconded by Cole. Motion carries.

6. ACC update:

Many requests by Lot Owners for enforcement of CCRs.

Motion by Drew to fine Lot Owner where occupancy regulations were violated (beyond six month occupancy), seconded by Cole. Motion carries.

Motion by Drew to have ACC inform Lot Owner who have constructed a permanent structure over a trailer that they are violating CCRs, seconded by Dan. Motion carries.

Motion by Drew to approach legal counsel (with one hour time limit) to discover the local rules are regarding requirements around a seller disclosing CCR violations, seconded by Dan. Motion carries, Rick abstained.

7. Road Committee update:

No updates.

8. Mailing for Board Vacancies:

Motion by Drew to spend up to \$450 for mailing out the Solicitation for Candidates information, seconded by Susan. Motion carries.

Motion by Drew to spend \$55 to buy a case of paper for the mailings, seconded by Susan. Motion carries.

9. Ballot Items:

Need to consider and discuss what we need to put forward as Ballot Items at our next meeting.

The two that are needed for sure are the following: Ballot for candidates and the potential for audit waive.

10. Annual Membership mailing preparation:

Need to establish place of AMM, counters, etc.

Action: Stacey will look into using same location for counting.

Action: Drew will look into holding meeting at high school.

Action: Road Committee synopsis input.

Action: Drew to provide Presidents Report.

Action: Todd to provide ACC input.

Motion to adjourn meeting by Drew, seconded by Dan. Motion passes.

Meeting adjourned at 11:23 am.