

## 9 Mile Ranch Board Meeting Minutes March 2, 2024 9 am

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

Lot Owners / Committee Members in Attendance: Kirk Johnson, Stacey Johnson, Allen Jones, Todd Besaw.

Meeting Called to Order at 9:02 am.

**Motion** to adopt agenda by Drew, seconded by Susan. Motion carries.

### Old Business:

Minutes of the January 27th, 2024 Board Meeting were approved on February 6th, 2024.

### New Business:

1. Review of Attorney Feedback of Occupancy Questions:

**Motion** to request that the ACC acquire information and allocate 2 hours of attorney time to reviewing of this information by Drew, seconded by Rick. Motion carries.

**Action:** ACC to author this information by the next board meeting.

2. Review of Lot 36, Division 4:

**Motion** by Drew to approve the inclusion of the fine policy in the violation letter (to be approved by a majority of Board within 5 days of submission), seconded by Rick. Motion carries.

**Action:** Rick Lewis will send a letter to the owners advising them of their breach of the CCRs and associated fines upon majority of Board member approval.

3. Bylaw Revisions:

**Action:** Kirk Johnson will go through the HOA attorney archives to seek information regarding information around State Statutes which would override HOA rules unless otherwise stated.

4. Seller's Disclosure Items Review:

**Action:** Board Members to review the document and provide feedback to Drew by March 17th, 2024.

5. Signs:

The Board has determined based on the governing documents that the HOA is not required to maintain signs as they are the original property of the developer and for other reasons. A Lot Owner has inquired about signage that was damaged in the fire and so far has been advised that another sign has been replaced by Lots Owners in that division at their initiation and cost.

**Action:** Rick Lewis will contact Lot Owner to inform her of this result.

6. ACC Update:

ACC has been very active in approving a variety of items including structures, enforcement, site proposals, etc.

**Motion** by Drew to approve Christine Opel as an Assistant to the Chair of the ACC to help with mailings etc, seconded by Susan. Motion carries.

Note: The current Chair has paid for the mailings etc and the Board should recognize that the Assistant may require reimbursement for these costs.

7. Road Report:

**Motion** to release funds \$6892 for immediate raking and grading (if necessary) by Drew, seconded by Susan. Motion carries.

8. Treasurer Updates:

All statements and budget information have been sent out to the Board as usual.

**Motion** to have the Secretary Assistant open an account and deposit the money obtained from fines to create another reserve account, seconded by Sonya. Motion carries.

9. Discussion of Ballot Items:

Nothing to add.

10. AMM Mailing:

Road Committee Report, ACC updates, President's Introduction, Reserve Study Report must be provided to Stacey for Board Edit/Approval by the end of March and ultimately the spring mail-out.

**Motion** by Drew for \$1200 to pay for the mail-out, seconded by Sonya. Motion carries.

**Motion** by Drew to approve contents of the AMM mailing by the majority of the Board by email, seconded by Sonya. Motion carries.

**Motion** to provide up to \$300 to cover the costs of acquisition of post office box and to have Tamara Borter act as our independent fiduciary, seconded by Sonya. Motion carries.

The Board has secured counters for the AMM.

**Motion** by Drew to adjourn the meeting and move into Executive Session, seconded by Cole. Motion carries.

**Regular meeting** adjourned at 11:16 am.

**Executive Session** commenced at 11:17 am.

**Motion** to adjourn the Executive Session by Drew, seconded by Cole. Motion carries.

**Regular Board Meeting** reconvened at 11:38 am.

Motion from Executive Session:

**Motion** by Drew to have the ACC draft up a Notice of Violation for Division 4, Lot 31 pertaining to the matter of an unpermitted structure on the property, seconded by Cole. Motion carries.

**Motion** by Drew to adjourn meeting, seconded by Cole. Motion carries.

Meeting adjourned at 11:41 am.