

9 Mile Ranch Board Meeting Minutes April 6th, 2024 9 am

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

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

Meeting Called to Order at 9:02 am.

Motion to adopt agenda by Drew, seconded by Cole. Motion carries.

Old Business:

Minutes of the March 2nd, 2024 Board Meeting were approved on March 13th, 2024.

On 11/18/23 recently new Board members Sonya Bachman and Dan McLelland attended a Fiscal Management Policy orientation meeting held by BOD agents Kirk and Stacey Johnson. Per the Fiscal Management Policy, all new fiscal managers and Board members must become familiar with this policy via a formal orientation session lead by a qualified HOA/BOD member.

Motion to adopt and post to the HOA website Version 4 Jan 2024 Review of Annual Assessment Rate Review by Drew, seconded by Dan. Motion carries.

Motion to approve the proposed annual budget for 2024-25 by Drew, seconded by Cole. Motion carries.

New Business:

1. Venue and format for AMM and Ballot Counting:

Motion to allocate \$100 as a contribution to My Place Coffee for allowing us to host the Ballot Counting there by Drew, seconded by Dan. Motion carries.

Action: Drew to confirm which school library has been reserved for AMM.

Action: Drew to engage the Zoom committee to get the Zoom meeting set up for the AMM.

2. Ballot Counting for Board Members:

There are seven open board positions and seven candidates have stepped forward. As none of the open slots are in contention, it was determined that a single vote would be sufficient to elect a candidate to the board. Rather than counting all the votes for each candidate, counters will ensure each candidate has at least one vote and will concentrate on tallying the other ballot items. Ballots will be maintained in the HOA archives.

3. Naysnerski lien update:

The board was updated on the progression of the filing in Quay County New Mexico.

4. County Foreclosure Implications:

Motion to have the legal committee compose and send questions to our attorney on this subject, allocating up to two hour of attorney time, to clarify potential options to recover funds or obligations as it pertains to liens by Drew, seconded by Dan. Motion carries.

Motion to form an adhoc Foreclosure Committee with members Rick, Dan, Sonya, Stacey and Todd to compose a policy to present to the board regarding dealing with future decisions on when to impose liens, how to go about collecting in the case of various types of foreclosure and any other related items that may come from the consultation with the attorney by Drew, seconded by Dan. Motion carries.

Motion to appoint Stacey as chair of the Foreclosure Committee by Drew, seconded by Sonya. Motion carries.

5. AMM Mailing:

Motion to include the revised Bylaw Committee Update in the AMM mailing by Drew, seconded by Dan. Motion carries.

Motion to include the President Letter, Reserve Study Statement, Ballot, Ballot Information Report, Email Permissions Document, Notices Letter and Information Letter sent to the board April 3rd, 2024 in the AMM mailing by Drew, seconded by Dan. Motion carries.

Motion to accept that needed amendments to any of the documents for the AMM mailing are assumed approved for inclusion on April 15th, 2024, if the board is emailed the drafts at least five days in advanced of that date, regardless if majority of the board members approve prior to the date or not by Drew, seconded by Cole. Motion carries.

6. Treasurer Updates:

The board was informed of recent activity and progress in setting up the Reserve Fund.

7. ACC Business:

Motion to include the ACC Chairman Report in the AMM mailing by Drew, seconded by Cole. Motion carries.

Action: ACC to compose and send a Letter of Notice to the owner of Lot 31 Div 4 advising them that occupancy of the “tiny home” is not sanctioned and to forward a copy to the real-estate agent, since it is understood that the lot owner has provide instruction to keep the real-estate agent informed.

Motion to release \$100 for the purchase of office supplies for the ACC Committee Chair Assistant by Drew, seconded by Sonya. Motion carries.

8. Road Committee Updates:

The board was updated on maintenance activities

Motion to approve the release of an additional \$600 to be paid to Okanogan Plowing to offset the high cost of minimum insurance premium, as snow plowing requirements were about half of years previous historical average, by Drew, seconded by Dan. Motion carries.

Motion to approve the release of \$1680.20 for spring ditching work established by the road committee as require by Drew, seconded by Cole. Motion carries.

Motion to approve the release of \$13,940.24 to the Road Committee to repair road base and topcoat gravel at .61 Corral Drive with funds to pay for this coming the following budgets and accounts:

- \$2,168.00 from the reserve fund, from the \$3,150.00 of fines recently collected and deposited into the reserve fund.
- \$5,886.12 from the reserve fund from the projected fiscal year 24/25 surplus of \$8,625.00.
- \$5,886.12 from the regular budget for the category of “Road Base Repair”.

by Drew, seconded by Dan. Motion carries.

9. Occupancy Restrictions:

Motion to have the board take the next 5 business days to review the write up on structure occupancy and ability for the board to enforce or not CCR covenants. If no amendments are requested then at the conclusion of the 5 days this can be sent to the attorney for review and recommendations by Drew, seconded by Cole. Motion carries.

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

Meeting adjourned at 11:12 am.