

Board of Directors and Association Members,

This annual report for 2023 to 2024 is to provide the statistics of ACC activity regarding approvals of the Applications for Plan Approval submitted to the ACC as well as the enforcement activities and the current status of them.

I'm including the enforcement statistics and status to remind the association that we do take the Declaration and CCRs seriously and the Compliance with them regarding obtaining and following through with Okanogan County Department of Planning And Development site plan and when required building permit requirements with the Building Department of Okanogan County.

I will take this time to remind the Association Members, including those who are on the current and future Board of Directors that in 2023 an update to the Association Fine Policy was made to include a fine to be assessed to any lot owner who moves forward with lot development without prior ACC approval. This includes but is not limited to new road approaches to association roads and driveways, timber removal, build site preparation or RV pad for recreational enjoyment, and fencing. These are examples needing prior ACC approval. When structures are approved, it is conditional that all Okanogan County Department of Planning and Development and Okanogan County Building department requirements are met to the satisfaction of Okanogan County. To date the ACC has deferred to self-governance by the lot owner to comply with this portion of the Nine Mile Ranch Declaration.

All Applications for plan approval may be submitted to the ACC via email at email address [ACC@9mileranchhoa.org](mailto:ACC@9mileranchhoa.org) or by US postal service to the association PO Box.

Todd Besaw, ACC Chairman

Number of Applications for Plan Approval that all have been Approved

Residence-1 (MH)

Outbuilding-3

Exterior Remodel/Addition-1

Driveway-3

Site Prep/Expansion-4

Fencing/Gate-3

Timber Removal-3

Other Items-Division 7&8 Sign

CCRs Enforcement / Status

Over 6 Months Recreational Use-1 / Fine was paid.

Out Building Built without ACC Approval -3 / One Lot Owner received Approval after Presenting OC Planning approval and ACC Application, the Other 2 Lot Violations in Div 8 have been resolved by the Lot Owners removing the structures.

Fencing Installed without ACC Approval - 1 / Fencing was removed.

Water Shed Damage to Association Roadway in Div 4 / Association was reimbursed by the Lot Owner for Road repair.

Pets on other Lot Owners Lots - 2 different Lots / Warning Letters sent.