



PO Box 332, Oroville WA 98844
9mileranchhoa.org

BALLOT INFORMATION

Ballots must be returned no later than June 21, 2024

It is required that you place your completed ballot in provided return ballot envelope. Ballot envelope MUST be signed, dated and completely filled out to be valid.

Please do not include additional items (checks, letters, etc.) in ballot envelope.

Election of Board Members

Seven Lot Owners have submitted their names for this year's election of Board members. You can vote for more than one candidate.

To Waive, or not, the CPA Audit of Fiscal Year 2023/24

Per HOA RCW 64.38.045 (3) "...*The financial statements of associations with annual assessments of fifty thousand dollars or more shall be audited at least annually by an independent certified public accountant, **but the audit may be waived if sixty-seven percent of the votes casts by owners....at which a quorum is present, vote each year to waive the audit.***" (bold added.)

In other words, Washington State Law allows HOA members the right to choose whether to spend funds on a yearly audit of their HOA financials. This vote will take place every year. Although the majority of the audit will be looking at our accounting books and practices, it also reviews Board actions including proper disclosure of funds spent, proper meeting minutes, and internal controls. This audit would be regarding one (1) fiscal year: June 1, 2023 through May 31, 2024. The cost of this audit is estimated to cost \$2,700.00 which includes preparation of the HOA tax return.

The last audit conducted was for fiscal year 2020-21. It was determined by the auditors the HOA's standards of accounting practices are "in conformity with accounting principles generally accepted in the United States." The auditors found no irregularities or issues. (Audit report is available on the HOA website)

It cannot be overly expressed the importance that you participate in the HOA voting process. We need a quorum (20% = 62 members voting) of votes to make the voting process valid.

Any questions please contact the Board at bod@9mileranchhoa.org.