

## 9 Mile Ranch Special Board Meeting Minutes May 27th, 2024 6:00 pm

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

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

Meeting Called to Order at 6:12 pm.

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

### Old Business:

Meeting Minutes of April 6th BoD Meeting were approved April 13, 2024.

**Motion** by Dan via email for the board to approve the expenditure of \$910.50 to remove the HOA liens on the two lots that were purchased through Okanogan County tax foreclosure as requested by Stacey Johnson, seconded by Drew. Motion carries with one person abstaining due to conflict of interest and the remaining members approving.

Zoom registration link for the Annual Membership Meeting (AMM) now posted to the HOA web site <https://9mileranchhoa.org/>. Members in USA and Canada can register in order to be able to attend the AMM using Zoom instead of attending in person.

### New Business:

1. Occupancy Attorney response:

**Motion** to have the legal committee chair organize a meeting, preferably in the next 20 days, with our attorney, legal committee members and the advisor to the board, Kirk Johnson, to clarify items in the previous attorney response pertaining to the topic of occupancy as it relates to recreational shelter alternatives available today and what, if any, may be permissible based on the Associations CCRs by Drew, seconded by Rick. Motion carries.

2. Board Member Letter:

**Motion** to approve and adopt the use of the New Board Member letter presented to the board as is and post the same to the HOA web site by Drew, Seconded by Rick. Motion carries.

3. Forest Rd Inquiries:

**Action:** Drew to incorporate the guidance from the board and the ACC in responses to the lot owner inquiries. The board members, ACC and the road manager to be copied on the responses.

4. Treasurer Updates:

Invoices for the annual dues will be mailed in the next few days.

5. ACC Business:

**Motion** to have the ACC notify the owners of div 6 lot 4 that the board has approved the addition of one (1) cow, for sole residential use, to be slaughtered and eaten upon coming of age by Drew, seconded by Dan. Motion carries.

6. Road Committee Updates:

Spring road maintenance activities completed. Spring spraying to be ordered in the next few days. The capital improvement work in div 6 previously approved by the board will start soon.

**Action:** Dan as current vice president and being he is only one year into his three year term will chair the July 13th, 2024 9am board meeting with support from Drew Sawchuk.

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

**Meeting** adjourned at 7:18 pm.