



PO Box 332
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9mileranchhoa.org

May 1, 2024

Enclosed is the annual information that we request all members review and participate in. Most documents herein are legally required to be sent to HOA members as per our governing documents as well as Washington State Law. You will find in this mailing:

- President's Letter
- Notices
- Board-Adopted budget for 2024-2025
- Budget vs. Actual Report – a comparison of budget to actual for last fiscal year 2023-2024.
- Balance Sheet
- Profit & Loss Statement
- RCW required Reserve Fund Statement
- Road Report
- ACC Report
- Bylaw Committee Status Update
- Ballot information letter
- Bios of Board of Director candidates
- Ballot
- Ballot return envelope
- Electronic Notice Authorization Form

Please note that our HOA's fiscal year is from June 1st through May 31st.

Increase Assessment Rate

Per the 9MRHOA CCRs, Article IV, Section 3, the Board recently made the decision to raise the annual assessment rate 10% for fiscal year 2024-25.

Inflation is a small part of the raise, but most of it will go toward improving several road sections that were originally built by the developer inadequately. The HOA is unable to adequately plow, rake or grade these roads without damaging road equipment due to extreme boulders/strata and excessively narrow or steep sections, etc. These issue impacts year-round access to some members' Lots, which is required per the HOA governing documents to provide.

In the prior two annual ballots the Board asked the members to approve a special assessment to improve these areas; both votes failed. However, the HOA's liability to improve the roads and provide access still remains, so the Board is forced to use the "10% raise" option now for this needed work. The excess of the 10% assessment raise will be placed in a "Reserve Fund" to be used in starting improvements specifically for these road sections. Please check the website over time as reports regarding these improvements, and Board meeting minutes, will be posted.

Board-Adopted Budget

State laws for HOAs are set up in a way that the membership has a right to reject the Board-adopted budget by the majority of the membership in the association. This is why you are receiving this budget prior to the annual meeting.

Comparison: Budget vs Actual Fiscal Year 2022-2023

Please see enclosed report.

A few items to mention:

- This report is through April, 2024. Please see website for year-end report, May 31, 2024.
- The Board adopted the Fiscal Management Policy which can be found on the website. There is also a report on the website called 24-25 Annual Assessment Rate Review. Both reports will address using averages and adjustments in determining budgeted costs. We recommend you read these reports if you desire to fully understand how your BOD manages HOA funds.
- Snow plowing/Sanding was under budget this year. These funds will stay in “reserve” for future winters that will require more winter maintenance.
- Expenses for most road maintenance categories show under budget right now because the maintenance season is only partially complete. Major spring road maintenance is being performed now.
- Questions? You can contact the BOD and/or the treasurer under contacts on the HOA website.

Balance Sheet and Profit & Loss Statement

The enclosed Balance Sheet and Profit & Loss Statement is for this year, through April 30, 2024. Given that our Bylaws and RCWs required that these financials be mailed to the membership a month prior to the year actually ending, the last month of the fiscal year (May 1 through May 31, 2024) is not included in these statements. Year end statements will be posted on the HOA website when the fiscal year ends and is balanced. Please email us at treasurer@9mileranchhoa.org or bod@9mileranchhoa.org with any questions you have.

Electronic Notice Authorization Form

Enclosed in this mailing is a form which will allow HOA communications to be sent to you via email instead of US mail. Communications include the annual mailing and required notices and newsletters. The annual mailing includes a voting ballot and voting ballot return envelope; these will continue to be mailed to you by US mail. Your agreement to receive email communications will help to reduce mailing costs. You can return the filled-out form to the HOA PO box or email to treasurer@9mileranchhoa.org. Please do not include the form in the Ballot Return Envelope.