

9 Mile Ranch Board Meeting Minutes
July 13, 2024 9 am

Board Members in Attendance: Dan McLelland, Sonya Bachmann, Cole Markusen, Stacey Johnson, Andy Hill, Leo Culloo, Akshay Bhat, Noah Brown.

Lot Owners / Committee Members in Attendance: Kirk Johnson, Allen Jones, Todd Besaw, Drew Sawchuk, Brian Rabe, Felicity Rabe.

Meeting Called to Order at 9:03 am.

Motion to adopt an amended agenda adding **Any Other Business** topic by Andy, seconded by Cole. Motion passes unanimously.

Election of the Board Executive:

Motion to appoint Dan McLelland as President by Stacey, seconded by Leo. Motion passes unanimously.

Motion to appoint Sonya Bachmann as Secretary by Stacey, seconded by Leo. Motion passes unanimously.

Motion to appoint Stacey Johnson as Treasurer by Sonya, seconded by Cole. Motion passes unanimously.

Motion to appoint Leo Culloo as Vice President by Stacey, seconded by Cole. Motion passes unanimously.

Review of Committees:

Architectural Control Committee (ACC) – Current members: Todd Besaw (Chair), Rick Lewis, Randolph Marchmont, Ryan Mann.

Motion to appoint Noah Brown to the ACC by Dan, seconded by Akshay. Motion passes unanimously.

Road Committee – Current members: Kirk Johnson (Chair), Bill Burham, Leo Culloo, Don Charnholm, Rick Lewis, Dan McLelland, Cole Markusen.

Reserve Study Committee - Current members: Kirk Johnson (Chair), Stacey Johnson, Ryan Mann, Drew Sawchuk

Motion to appoint Leo Culloo to the Reserve Study Committee by Dan, seconded by Cole. Motion passes unanimously.

Finance Committee – Current members: Stacey Johnson (Chair), Leo Culloo, Sonya Bachman, Rick Lewis. Members Resigning: Don Charnholm, Jeff Click

Motion to appoint Allen Jones and Kirk Johnson to the Finance Committee by Cole, seconded by Noah. Motion passes unanimously.

Legal Committee - Current members: Stacey Johnson (Chair), Ryan Mann, Drew Sawchuk, Todd Besaw, Dan McLelland. Members Resigning: Jeff Click

Motion to appoint Noah Brown to the Legal Committee by Dan, seconded by Cole.
Motion passes unanimously.

Motion to disband the Voting Ballot Committee by Dan, seconded by Noah.
Motion passes unanimously.

Motion to disband the Newsletter and Admin Committee by Stacey, seconded by Noah.
Motion passes unanimously.

Motion to disband Zoom Committee by Cole, seconded by Noah.
Motion passes unanimously.

Bylaw Committee: Current members: Allen Jones (Chair), Rick Lewis, Brian Rabe, Drew Sawchuk, Todd Besaw, Bonnie Terry, Brian Blackman, Gerald Clayburn

Motion to appoint Noah Brown to the Bylaw Committee by Noah, seconded by Cole.
Motion passes unanimously.

Action: Allen to confirm if any members no longer want to be on the Bylaw Committee and to call a committee meeting to review roadblocks so suggestions on potential ways to move forward can be brought to the next board meeting for debate

Motion to disband the Complaint Policy Committee by Stacey, seconded by Cole.
Motion passes unanimously.

Motion to disband the Foreclosure Policy Committee by Stacey, seconded by Cole.
Motion passes unanimously.

Action: Board Chairs to follow up with committee members and notify the Board if any members have resigned.

Action: Drew to follow through and forward the revised Committee Guideline Policy to the Board prior to the next Board meeting so it can be reviewed, approved, posted to the website, and brought to the membership's attention in the fall newsletter.

Old Business:

Minutes of the Special Board meeting held May 27, 2024 were approved May 31st 2024 via E-Mail.

Treasure Updates & Business:

Motion to approve spending up to \$325.00 to have Newman & Associates file the annual tax return by Stacey, seconded by Cole.
Motion passes unanimously.

Motion to approve retain Stacey Johnson and Sonya Bachmann as the signing authorities for the HOA by Stacey, seconded by Cole.
Motion passes unanimously.

Action: Stacey to follow up with Mr. Turntoes regarding options to update an incorrectly addressed money order.

Road Report Review & Road Business:

Motion to publish the Road Report to the HOA website by Cole, seconded by Andy.
Motion passes unanimously.

Motion to release the budget of \$26,666.00 to carry out the placement of the gravel as outlined in the road report by Leo, seconded by Cole.
Motion passes unanimously.

Motion to move forward with the contract provided to secure Okanogan Plowing for winter maintenance by Andy, seconded by Akshay.
Motion passes unanimously.

Motion to approve releasing \$9026.00 worth of Capital Improvement Reserve Funds to repair the 2200' long 'no-plow' road section at the end of Mallard Drive in Division 5 such that the road can thereafter be snow plowed just like other Ranch roads by Andy, seconded by Cole.
Motion passes unanimously.

Motion to reimburse Kirk Johnson \$264.84 for HOA related expenses incurred by Andy, seconded by Cole.
Motion passes unanimously. Stacey Johnson abstained from the vote.

ACC Business:

ACC Chair informed the Board that the ongoing consultation with legal counsel and subsequent direction from the Board, pertaining to allowed structures and occupancy, will greatly impact ACC approvals and enforcement.

Legal Committee:

Motion to publish the Naysnerski New Mexico Court Filing documents to the HOA website by Andy, seconded by Leo.
Motion passes unanimously.

Any Other Business:

Action: Sonya will compose a draft response to address the recent inquiry from an individual who is not a lot owner currently though is inquiring about a potential variance being granted related to a number of service dogs.

Action: Kirk & Stacey to set up a Zoom meeting within the next 30 days to brief new Board members on HOA Fiscal Management Policy.

Motion by Dan to adjourn the meeting and move into Executive Session, seconded by Cole.
Motion passes unanimously.

Regular meeting adjourned at 11:10 am.

Executive Session commenced at 11:10 am.

Motion to adjourn the Executive Session by Dan, seconded by Cole.
Motion passes unanimously.

Action: Dan to schedule another date/time for continuation of the Executive Session

Meeting adjourned at 11:50 am.