

HOA Board Meeting Nine Mile Ranch

September 7th, 2024, 9:00am

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

Committee Members in Attendance: Todd Besaw, Kirk Johnson

Lot Owners in Attendance: Will and Amanda Neptune 7/14

Meeting Called to Order at 9:07am

### **#1 Old Business - Dan McLelland**

The Fiscal Policy Management Meeting for new Board Members, was held August 24th, 2024, Hosted by Kirk and Stacey Johnson, attended by Cole Markusen, Andy Hill, Noah Brown, Leo Culloo, Akshay Bhat, Dan McLelland.

**Motion** by Dan McLelland, to approve the draft minutes of the July 27th, 2024, Board of Directors meeting, including the suggested changes shared via email since the meeting, seconded by Rick Lewis, motion passes unanimously.

### **#2 Treasury Updates & Business - Stacey Johnson**

Checking, Savings, CD, and Reserve fund listed balances, as reported to the Board on September 1st, 2024, via Email.

**Motion** by Stacey Johnson, to transfer budgeted amount of \$4,323 from Checking to Reserve for the emergency/savings deposit. This amount was approved by the Board in this year's budget to bring our CCR required reserve fund up to today's dollar value accounting for inflation, seconded by Akshay Bhat, motion passed unanimously.

Collections, currently there are four lots that have filed liens. (1) We've lost communication with the owner. (1) in Foreclosure, and the process will recover \$1879, (1) in Escrow, and will recover \$ 2939, and (1) about \$2900 we are going to continue to attempt collection, before pursuing Small Claim filing. Releasing the Liens will cost \$ 303.50 each but is covered by the Foreclosure or Escrow process. Stacey reports that the recovered funds are mostly old dues, not included in the operating budget, and will suggest allocating the funds to the RCW required Reserve Fund after collection.

### **#3 ACC Business - Todd Besaw**

Seven ACC Approval Letters have been sent via USPS Mail in the last week. These follow up on verbal or email communications between the ACC and Owners.

Discussion about Old Tressle Lot Owner utilizing their lot recreationally, using travel trailers, within, or adjacent to, the Easement Road. ACC has communicated with owners to verify seasonal usage. Kirk Johnson notes that when winter snow plowing commences, the vehicles/personal items will need to be removed. Further review of what is, and is not allowed in the HOA Easements, per the CCR's.

**Motion** by Leo Culloo, to have ACC notify the owner that the car(s), trailer(s), and personal property be removed from the right of way, [easement] no later than October 15th, 2024, any necessary towing by the HOA to be covered by the owner. ACC will consult the Fine Policy, and coordinate with the Legal Committee. Rick Lewis will assist Todd Besaw as needed. Seconded by Rick Lewis, motion passes unanimously.

**Action:** Todd Besaw to provide lot owners email address to Stacey Johnson for records.

**Action:** Todd Besaw to generate notification to Lot owner and Legal Committee.

**Action:** Leo Culloo will get Todd Besaw an address from the owner's mailbox.

Division 6, FS3525, USA Easement filed in 1971, regarding original Eight lots, South East of Division 6, that are not on plat map. Adjoining lots in Division 6 show Easement to USA for the road. Todd Besaw has confirmed the document number and needs to obtain a copy to evaluate HOAs' responsibilities and obligations.

**Action:** Kirk Johnson will review records and see if he has a copy of the document.

**Motion** by Stacey Johnson, to reimburse for costs associated with securing the recorded easement of FS3525 through Nine Mile Ranch document, seconded by Leo Culloo, motion passes unanimously.

Division 6, FS3525, Deeds on the Eight Lots indicate that they are subject to Nine Mile Ranch's Declaration and CCR's, and are Liable to, but not limited to the assessments of the Association. They're subject to, and have legal access to, all other plat easements in the general area of Division 6 which gets them to the main road. Further research has located the 30' Easement for private ingress/egress and Power Utilities distribution pathway. We have not been accessing funds from these lots. Need review to determine whether we are obligated to provide services. Kirk Johnson clarifies that the HOA is listed on the owners' Deeds, but they are not on our CCR Plat Maps.

**Motion** by Stacey Johnson, to secure Legal Counsel to clarify the position of the HOA, discover next appropriate steps, and loop in the Legal Committee, to allot a couple of hours, approximately \$ 600.00 for Attorney Review, seconded by Rick Lewis, motion passes unanimously.

#### **#4 Road Committee Updates - Kirk Johnson**

Per previously submitted Road Report of September 3rd, 2024, outlining General Comments/Observations, New Repairs/Maintenance, and Culvert Clearing.

**Motion for Funds** by Dan McLelland, of \$11,135.93 be released to Road Committee, to perform repairs as outlined in Road Report, specifically Sections II and III, seconded by Rick Lewis, motion passes unanimously.

**Motion** by Rick Lewis, for September 1st, 2024 Road Report be published to the website, seconded by Leo Culloo, motion passes unanimously.

**Action:** Stacey Johnson will follow through with Cole Markusen to get posted to the website.

Contract executed with Roger of Okanogan Plowing as our sole snow plowing provider. Kirk Johnson contacted Frank of 24/7 Property Maintenance letting them know we appreciated their service, but we were using Okanogan Plowing exclusively. Frank offered us assistance if we needed additional coverage in the future.

#### **#5 Collection Policy - Leo Culloo**

A review of the Collection Policy brings to light some vaguaries and absences. These items could be clarified if our goal is to be as consistent and equitable as possible in our enforcement of collections.

Stacey Johnson and Leo Culloo will continue to review the Collection Policy and bring back suggestions to present to the Board for consideration.

#### **#6 By-Laws Committee - Allen Jones**

Not present to report.

#### **#7 Committee Guidelines Policy - Dan McLelland**

Discussion regarding Committees current required email communications to Board.

**Motion** by Stacey Johnson, made to have the Committee Policy amended to strike the mandatory cc'ing of email communications to the Board, seconded by Dan McLelland, motion passes unanimously.

**Action:** Kirk and Stacey Johnson will update the policy and send it to the Board.

#### **#8 Fall Newsletter - Dan McLelland**

Topics to include: Board Member Announcement, Policy Amendments, Litigation Update(s), provide the membership information about Snow Plowing, review 2023 Fall Newsletter for Policy announcements that were not actually updated on the website to view.

**Action:** Todd Besaw to send affected policies to Stacey to make a review for accuracy. Coordinate with Cole Markusen as appropriate to update the website.

**Motion** by Dan McLelland, to form an ad hoc Committee to generate the 2024 Fall Newsletter. All Directors can submit contributions by October 1st, 2024, final approval of content by majority consent via email. Nominated Stacey Johnson to Chair Committee. Seconded by Leo Culloo, motion passes unanimously.

Committee: Stacey Johnson (Chair), Dan McLelland, Kirk Johnson, to form Committee.

Target Date for publication: October 15th, 2024

**Motion** to adjourn by Leo Culloo seconded by Dan McLelland, motion passes unanimously.

Meeting adjourned at 10:31am

Next Meeting October 5th, 2024, Zoom Invitation and Agenda to follow.