

**HOA Board Meeting Nine Mile Ranch
October 5th, 2024, 9:00am**

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

Meeting Called to Order at 9:00am

1) Old Business - Dan McLelland

Minutes of the September 7th 2024 Board Meeting were approved on September 24th, 2024.

The July 27th, 2024 Board Meeting, which was a continuation of the July 13th, 2024 Board Meeting, were approved September 7th, 2024

2) Treasury Updates & Business - Stacey Johnson

Checking, Savings, CD, and Reserve fund listed balances, as reported to the Board on October 12th, 2024, via Email.

Stacey discusses financial responsibilities, and appropriate notification to the Board regarding payments made for budgeted items. Board is informed when payments are outside expectations, unusual, or not part of our projected budget. The Board is comfortable with the current level of communication. Stacey reminds the Board that all payments and copies of all cleared checks and corresponding invoices are included in the monthly reconciliation packet that she submits.

Motion by Stacey Johnson, for \$100.00 to cover printer ink used for printing owner monthly statements and other communications for the HOA. Last requested funds for similar in December 2022, Seconded by Rick Lewis, Motion passes unanimously.

Stacey notes that current Washington law requires the Board to post the coinciding Agenda with the Meeting Date(s) on our website. It also requires "meeting agendas must be posted on most agency websites no later than 24 hours in advance of all regular and special meetings".

Action: Dan McLelland and Cole Markusen to coordinate adding the Agenda to every Board Meeting listed on our website at least 24 hours before the start of each meeting.

The Next Board Meeting is on January 11th, 2025. Stacey will be working on the 2025-2026 Budget, and will send appropriate paperwork for review in December. Please review and bring your thoughts to the January meeting for discussion.

Collections are going well, (1) owner has relinquished ownership, and the new owner intends to pay the \$1879. (1) Lot in Foreclosure, Stacey has spoken with the escrow company and expects to recover \$2939, which she suggests putting into the Reserve fund.

Per the Collection Policy, five owners were sent a Certified Letter on October 1st, 2024. These owners are two years in arrears for their annual dues. The one Canadian owner was mailed a regular stamped letter with the same notification. Per policy, they have until October 20th, 2024 to contact us to make payment arrangements.

3) ACC Business - Rick Lewis

ACC has recently sent out letters to several owners approving their applications.

The Old Tressle owner(s) of the vehicle(s) parked on the easement have been sent a letter directing them to have all vehicles removed off the easement by October 15th, 2024.

4) Road Committee Updates - Kirk Johnson

Okanogan Plowing has chosen to address other pressing needs, and are no longer able to fulfill their bid for our HOA's necessary plowing. Kirk has coordinated with 24/7 Plowing, and secured a contract for this season. The contract was sent to the Board for review on October 4th, 2024

Motion by Dan McLelland, to approve the 24/7 Plowing Contract, seconded by Rick Lewis, motion passes unanimously.

Action: Kirk Johnson and Dan McLelland will meet to get the contract signed.

5) Collection Policy - Leo Culloo

The Committee hasn't had a chance to meet and have nothing to submit at this time.

6) Fall Newsletter - Dan McLelland

310 owners; 111 currently have signed up for electronic communications, the New Owner Welcome Packet has garnered some, and the Annual Membership Letter has captured many. Suggest including a small blurb to solicit more Electronic communications.

Action: Stacey Johnson will handle the printing of the newsletters to be mailed. Akshay Bhat will assist in coordinating the newsletters to the 111 owners who receive electronic communications.

Motion by Stacey Johnson, to approve the 2024 Fall Newsletter, seconded by Rick Lewis, motion passes unanimously.

Motion by Stacey Johnson, to spend \$350.00; covers Postage for \$150.00, #9 Envelopes for \$30.00, and Printing for \$160.00, seconded by Cole Markusen, motion passes unanimously.

Motion by Stacey Johnson, to add a blurb in the Fall Newsletter mailing about owners signing up for Electronic communications, seconded by Leo Culloo, motion passes unanimously.

Action: Stacey Johnson to include a solicitation/information for owners to receive Electronic Communications with the Fall Newsletter.

7) Bylaws Update Committee – Allen Jones

Dan McLelland shares some communication he had directly with Allen Jones setting expectations about the presentation by the Bylaws Committee.

Leo Culloo asks what specific Directive(s) or Motion(s) did the Board give to the Bylaws Committee? He questions whether the Directive was to focus on a process to amend and ratify the Bylaws, or just present suggested Bylaw changes. He says the paperwork he has received seems to be outlining the change process, but not actually identifying the changes to be made.

Action: Allen Jones will resend copies of the Initial Recommendations and Draft Bylaws Update Recommendations that the committee developed.

Stacey Johnson believes that the Board requested the Bylaw Committee to start addressing any potential suggested amendments, and then report back to the Board. With the report the Bylaws Committee provided, the Board put out an Advisory vote to the owners, which failed.

Allen Jones was asked to outline his experience and qualifications to undertake this project. Allen has had a long career with Non-Profits, Lobbying, School Administrations in various capacities. He also clarifies that he is not a lawyer.

A lengthy discussion about whether Bylaw update is a critical pursuit, as we adhere to RCW's in our compliance and application of the Bylaws. The drive for Bylaw updates was reviewed historically. A deliberation of the merits, interpretations, member support and/or resistance was deliberated. Different approaches and opinions of such were evaluated.

Stacey Johnson suggests that this topic is included in the Annual Members Meeting newsletter/ballot letter.

The Board recognizes and appreciates the time and effort that the Bylaws Committee has dedicated to this effort.

Motion by Leo Culloo, to have a Board meeting to discuss recommendations, and to suspend the duties of the Bylaws Committee, seconded by Cole Markusen, motion passes unanimously.

Motion to adjourn by Dan McLelland, seconded by Cole Markusen, motion passes unanimously.

Meeting adjourned at 10:43am

Next Meeting January 11th, 2025, Zoom Invitation and Agenda to follow.