

**Board Meeting Nine Mile Ranch**  
**May 21st, 2025, 6:00am**

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

Committee Members in Attendance: Kirk Johnson, Todd Besaw, Roshni Bhat, Terry Bachmann

Meeting Called to Order at 6:07pm

**Motion** by Dan McLelland, to accept the following amended meeting agenda, adding in Treasury Updates by Stacey Johnson. Seconded by Rick Lewis, Motion passes unanimously.

**1) Old Business** - Dan McLelland

**Motion** by Dan McLelland, to accept the Minutes of the Board Meeting from April 12th, 2025, as approved via Email on May 14th, 2025, Seconded by Rick Lewis, Motion passes unanimously.

**2) Treasury Updates** - Stacey Johnson

Stacey reports that our quickbooks fee was increased \$ 60.00, bringing our yearly cost to \$ 760.00 Stamps were purchased for the annual mailing, and subsequent follow up letters.

**Motion** by Stacey Johnson, to release \$ 275.00 for our Tax Return, the cost may be affected by the annual membership vote regarding the audit. This is the fee we paid last year for our return. Seconded by Rick Lewis, Motion passes unanimously.

Rick Lewis asks if annual invoices will be emailed, or USPS mailed. Stacey responds that Annual Invoices and Ballots are all physically mailed at this time. Sonya Bachmann asks about sending annual invoices and ballots in the same mailing, and Stacey responds that the timing for the items are different, as well they return to different addresses.

### 3) Road Committee - Kirk Johnson

Kirk reports that as of May 20th, 2025 all of the road expenditures, maintenance tasks, and Capital Improvements tasks for the 2024-2025 fiscal year were completed, so all road work is done for the 2024-2025 year.

**Motion** by Stacey Johnson, to release \$26,542.00 to the Road Committee for placement of road gravel, budgeted in the fiscal 2025-2026 year. Seconded by Cole Markusen, Motion passes unanimously.

Breakdown for the \$26542.00 is as follows: \$19,359.00 from the adopted 2025-2026 annual budget, which is the entire gravel category budget. \$7183.00 from a portion of the adopted 2025-2026 budget Vote Item #3, which is a portion of the 2020-2021 voted added replenishment gravel catch up 2018-2021

Kirk Johnson explains that the request from the incurment of funds from the upcoming 2025-2026 fiscal year is due to several factors. Kirk explains that contractors are asking to start work so it's completed prior to fire season when they are often called away. Kirk also states that our gravel supplier has gravel available now. Additionally our next Board Meeting isn't scheduled until July 12th, 2025, and that's a considerable time to wait to request funds release.

Stacey Johnson says historically, that we collect about 50% of annual assessments in June, and by August we have usually collected approximately 82% of annual assessments, and this would cover requested amounts. By the end of June, in the last three years, we have collected between \$42,000 and \$66, 000, which more than covers this requested funds release.

Leo Culleo asks what we have in our checking account, and expected bills we might receive. Stacey Johnson says we have \$42,000 in checking, and reviews our current financial obligations, mentions our reserve funds, current expected vendor invoices, and feels confident that we can cover this release ahead of the 2025-2026 collections.

**Motion at 6:29pm** by Dan McLelland to leave the Open Session, and Move to Executive Session to discuss potential CCRs Violation regarding multiple dogs on a lot, and sending a letter of inquiry to the owner(s) in question. ACC members requested to remain in executive session. Note: The posted Agenda included an item regarding lack of participation of a Board of Directors member. President Dan McLelland had a verbal conversation immediately prior to this meeting, and member explained their recent absence. Member was present for this meeting.

**Motion at 7:23pm** by Dan McLelland, to leave the Executive Session, and Move to Open Session, Seconded by Rick Lewis, Motion passes unanimously.  
Dan McLelland summarizes that during the Executive Session, it was determined that we will send a letter to the lot owner(s) asking for additional information as discussed.

Meeting adjourned by Dan McLelland at 7:26pm

**Annual Membership Meeting, Saturday June 21st, 2025**

**10:00am Ballot Counting** will take place at:

My Place Coffee & Cream, 811 Apple Way Avenue, Oroville, WA 98844

**1:00pm In person Meeting** at:

Oroville High School, 1016 Ironwood Street, Oroville, WA 98844

**Zoom Meeting Registration will take a few minutes.** It will ask your Name, Address, E-mail, phone number, Division and Lot number(s). Please register a few minutes early, you can follow this link and review the questions ahead of time.

[https://us06web.zoom.us/meeting/register/zS8ypQS\\_T\\_GuHThbw2LfTQ](https://us06web.zoom.us/meeting/register/zS8ypQS_T_GuHThbw2LfTQ)

If you need assistance from a 9MR Zoom Support Committee member you can email Akshay Bhat at: [akshay@rusticgrowth.com](mailto:akshay@rusticgrowth.com) or telephone at: 1-847-702-5800.

Next Board Meeting July 12th, 2025, Zoom Invitation and Agenda to follow.