

Annual Membership Meeting Nine Mile Ranch
June 21, 2025 1:00pm

Board Members in Attendance Physical and Zoom: Dan McLelland (President), 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

Approximately 30 members total in attendance at the Oroville High School Library and on Zoom.

Meeting Called to Order by Dan McLelland at 1:05 pm

Agenda for Annual Meeting.

Results of Ballot: (To Waive, or Conduct, a Certified Public Accountant performed Audit of the HOA's Fiscal Accounting for the Year 2023-2024)

95 Ballots were received, and 70% Voted to Waive the Audit. Audit is waived.

The Proposed 2025-2026 Budget was Ratified by the attendance of this meeting.

Dan McLelland explained the process and requirements to be compliant with the Assessment Rate Increase Per the 9MRHOA CCRs, Article IV, Section 3. The Board had recently made the decision to raise the annual assessment rate 3% (\$10.00) for fiscal year 2025-26. This \$10 increase is for one year only, and is dedicated for road work to complete Project #2 'No Plow' road section at the end of Blue Grouse Road.

The Next Nine Mile Ranch HOA Board Meeting is July 12, 2025 9:00am: Information and Agenda can be found on the Nine Mile Ranch HOA website.

Open Meeting Session for Commentary, Questions, Concerns:

Paul Jones - comments that he mentioned last year that approximately 85% of annual assessments cover Road Maintenance, Snow Removal, Weed Control, and associated costs of that work. Paul feels that being at a property that is accessed via a County road that is covered by County funded services, that perhaps a three tiered assessment rate might be beneficial to those in a similar situation? Paul asks if this is something that could be looked at for possible reduction of assessments for those affected. Dan McLelland (President) says he understands Paul's point of view. Drew Sawchuk - (last years' President), remembers that there was dialog saying we could entertain looking at this, but that the CCRs say everyone pays equally. To make any changes, It would need a general membership vote to pass by 60% Sonya Bachmann (Secretary) also understands paying for services that don't serve you proportionally, but also asks if Paul wants the other HOA benefits, like Legal Representation to be pro-rated. Stacey Johnson (Treasurer) says that this has been mentioned previously, but that the Board

can not allocate spending legal funds to create a change the CCRs for a very small percentage of people affected. Stacey explains the procedure to affect a change is for Paul to contact the people interested in making a change, hire their own attorney for any appropriate consultations, and that 10%, about 32 members would need to present a petition to the Board to present a vote to the general membership. If the general membership passes the vote, then there are additional expenses to have the HOA attorneys create new CCR's, Filings with the County, and that it's a process. Paul says after 19 years, it isn't a huge issue, but wonders if there are any options. Stacey points out that we are all part of an HOA that upholds our property values by following our CCRs.

Dan Patrick - comments that he wasn't aware the Nine Mile Road was a County road, and asks when the washboard is taken care of? Asks how the washboard is created, how to prevent it. Understands that this isn't a HOA responsibility, but says it's pretty awful. Dan also asks about view protection, as he is concerned that a neighbor might obstruct his view if they built on their property. Dan asks if he can "reserve" his future building site view somehow. Kirk Johnson mentions that the CCR's have a "view" protection in the CCRs, but it only relates to trees. Stacey Johnson suggests that he talk to the neighbor, and suggests that he could build first. Rick Lewis (Board Member/ACC Chair) tells Dan that they can look at the lot and owner, and make a note that you have a concern about the view, so it will be remembered if the situation arises.

Alan Jones - Mentions that he feels that one of the things that could be looked at in the CCRs is the 900² requirement for building. Alan says with the small/tiny home movement there's a lot of opportunity for small attractive livable units that are less than 900². Alan says that if an owner installs a cabin, less than 900², that there's a restriction of three months of lifetime usage. Alan says there's a cabin where the owners want to stay longer that the restriction allows. Alan feels that this is a disincentive for developing cabins at Nine Mile Ranch. Alan would want to include allowing smaller homes as an item to review if the CCRs are being reviewed. Alan also feels that currently the CCRs favor double wide manufactured homes, which he doesn't feel is keeping with the recreational spirit of the wildlife refuge.

William Smith - asks about Short Term Rentals Policy, why Bed and Breakfast are allowed, but not Short Term rentals. Asks about having an owner present while the short term rental is happening. William says it seems contradicting to allow a B&B but not an Airbnb. Drew Sawchuk says that the determination was made to ensure that an owner was present for the duration of the guest visit. Drew explains that the Committee did a lot of research associated with the definitions and requirements of each option. The determining factor for our decision was an owner being present. Drew mentions there are more County regulations for the Bed and breakfast. Kirk Johnson asks William if he had read the entire motion on the Short Term Rental Policy, and says there was a lot of defining description in the content. Kirk says that William may be proposing a unique scenario, and to write an email to the Board, with his specific request so it can be reviewed and a substantive response can be made. William read the policy and feels that owner rights are being diminished by not being able to use our property as we want. Stacey Johnson agrees that we have Recreational Residential properties, further

limited by allowable business opportunities approved at the discretion of the Board. Sonya Bachmann says that the Board extensively hashed this out with Committee and Legal research and consultation, reading definitions, County Codes and requirements. Sonya pointed out neighboring owners' concerns about unattended guests starting camp fires, potentially having loose animals, not understanding property boundaries, and environmental risks such as rock cliffs that are present on some properties. Sonya invites anyone with questions to reach out to the Board. Dan McLelland relates his own initial thoughts about the restrictions in the CCR's, and his appreciation for the nature conservancy that exists.

William Smith asks when these issues come up if there is a way for the membership to be more aware of things before they are made into Policy. William asks how people can be more involved and informed. Dan McLelland reminds us that all the meetings are posted on the website, the Agendas are posted prior to the meetings, and invites anyone to be more involved. Stacey Johnson confirms that these are Zoom meetings, easy to attend from home. Stacey invites more Committee involvement, and explains the exploratory and research process, how Committees are able to dialog different issues, and offer up solutions. Drew Sawchuk reiterates the value of membership participation in Committee action, how valuable it is to the HOA and really offers the ability to weigh in and be part of the process.

Kirk Johnson explains that our yearly budget earmarks proceeds available for things like the Annual CPA Audit. As an example, when the General Membership votes down the annual audit, (\$2700.00) those funds are released into the general funds, and can offer up a credit value when determining the next year's annual budget.

Drew Sawchuk thanks our Board and Committee for all their Volunteer work for our Community.

Meeting adjourned by Dan McLelland at 1:45pm

Thank you to the **Oroville High School**, for opening their Library to us during the Summer break.

A special thank you to **Akshay and Roshni Bhat** for their Computer Genius, we experienced some last minute electronic access difficulties, and they made some magic! Also, a thank you to **Kirk Johnson** for having friends and phone numbers while we raced to resolve our media crisis.

Drew Sawchuk, thank you for being present to support the current Board, and help answer questions. The experience and leadership you brought from the last Presidency is appreciated.