

**Board Meeting Nine Mile Ranch**  
**July 12, 2025, 9:00am**

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

Absent: Noah Brown

Committee Members in Attendance: Kirk Johnson

Meeting Called to Order at 9:10am

**Motion** by Dan McLelland, to accept the meeting agenda, Seconded by Andy Hill, Motion passes unanimously.

**1) Election of Officers - Dan McLelland**

**Motion** by Stacey Johnson, that Dan McLelland be our President for the next year, Seconded by Leo Culloo, Motion passes unanimously.

**Motion** by Stacey Johnson, that Leo Culloo be our Vice President for the next year, Seconded by Rick Lewis, Motion passes unanimously.

**Motion** by Stacey Johnson, that Sonya Bachmann be our Secretary for the next year, Seconded by Dan McLelland, Motion passes unanimously.

**Motion** by Andy Hill, that Stacey Johnson be our Treasurer for the next year, Seconded by Cole Markusen, Motion passes unanimously.

**2) Review of Committees and Members – Dan McLelland**

**Motion** by Dan McLelland, that Committee Members remain the same, with the exception of removing Ryan Mann as he no longer owns property in Nine Mile Ranch, Seconded by Cole Markusen, Motion passes unanimously.

**Action:** Stacey Johnson will type up a current list of Committee Members and distribute it to the Board.

**3) Old Business – Dan McLelland**

**Motion** by Dan McLelland, to accept the Minutes of the Board Meeting from May 12th, 2025, as approved via Email on June 12th, 2025, Seconded by Cole Markusen, Motion passes unanimously.

#### **4) Fall Newsletter - Dan McLelland**

Stacey Johnson says historically that we put out a Fall Newsletter in October after the Annual Meeting, announcing new Board Members, Ballot Count Results, and Snow Plowing Contract and Contact details. With the next Board Meeting in September, it's a short time to generate the newsletter, get it approved, printed, and mailed. Stacey points out that the newsletter content has really diminished, solicits content and input ideas and participation.

**Motion** by Stacey Johnson, to start working on contents of October Newsletter, that it can be approved by Board Majority via Email, Seconded by Cole Markusen, Motion passes unanimously.

#### **5) Suggested 9MR Meeting Schedule 2025-2026 - Dan McLelland**

Dan McLelland sent out these dates for review on July 11, 2025 Board has responded that these dates work. No current discussion, so these are next year's scheduled meeting dates. Dates will be posted to the HOA website, Agendas usually posted a week earlier than the meeting and include the Zoom access information. Members are always welcome to join!

Board Meeting - Saturday, September 6th, 2025 9am

Board Meeting - Saturday, October 4th, 2025 9am

Board Meeting - Saturday, January 10th, 2026 9am

Board Meeting - Saturday, March 7th, 2026 9am

Board Meeting - Saturday, April 11th, 2026 9am

Annual Membership Meeting (AMM) - Saturday, June 20th 1pm - Location to be determined.

Board Meeting - Saturday, July 11th, 2026 9am

Board Meeting - Saturday, September 12, 2026 9am

**Action:** Cole Markusen to post meeting schedule to website.

#### **6) Treasury Updates and Business – Stacey Johnson**

Stacey Johnson reports our Checking has \$ 90132.00, CD Savings is \$ 54,902.00, and our Reserve Account \$ 9,070.00.

Since the July 1st 2025 Accounts Receivable Report, we have deposited \$ 13,341.00. To date, 78% of this year's current assessments have been collected, same time last year it was 68%.

Stacey is following our Collection Policy, so on July 1st 2025 she sent out statements explaining that on August 1st 2025 a late fee will be applied to late members, and interest starts to accrue. Stacey says this has created a record amount of phone and email communications with members, she says everyone has been great. Zelle payments have really increased as well, last year was a handful, this year she's received one or two a day.

**Motion** by Stacey Johnson, to transfer \$ 5700.00 from the HOA Reserve Account to the HOA Checking Account. These funds were spent on the Capital Improvement Fund No Plow areas, Seconded by Leo Culloo, Motion passes unanimously.

## **7) ACC Business – Rick Lewis**

Rick Lewis says Roshni Bhat has been busy transferring ACC records into an electronic file database. Roshni has completed five so far. The files consist of records of Application of Plan Approval, any Drawings and/or Photographs, the HOA response, and then our final ACC Approval paperwork. Rick then zips them together, sends them back to Roshni and she puts them into the database.

Rick says the only active item he has, is that a member reported a neighbor was looking to rent out their property. Rick says the ACC has not received any notifications or a Rental Application. Rick reminded us we have an application for rental situations, and then reached out to the owner with an explanation and the Rental Form, he hasn't had a response from that member.

Rick also received a voicemail from a member regarding finishing the inside of their Pole Barn. Rick returned the call and requested additional information, but hasn't heard back from them yet. Stacey Johnson suggests also making sure that they have the proper County Permits.

Rick asks Stacey Johnson about a list of owners to facilitate his ability to contact members for his ACC work. Stacey asks Akshay Bhat to generate a list of Email addresses for Rick. We only have the email from members who have chosen to share their email, and given permission to email contact. Rick says alternatively, he will send communications through USPS mail. Kirk Johnson mentions that the RCW's restrict notifications to require the owners explicit permission to receive notification via email and have them considered to be official. Andy Hill asks Stacey to clarify if our Email permission form includes express permission for things like Board communications. Stacey responds that the form does cover these communications. See Form Verbiage Below:

***Electronic Notice Authorization  
Email Permission Form***

***Washington State HOA law (RCW 64.38.110) allows for electronic transmission of HOA communications upon consent, in writing, from the Lot Owner.***

***Filling out the information below, and returning it to the HOA, will allow HOA communications to be sent to you via email instead of US mail. Communications***

***include the annual mailing, required notices and newsletters. The annual mailing includes a voting ballot and voting ballot return envelope; these will continue to be mailed to you by US mail. Assessment invoices will continue to be mailed US mail.***

***Your agreement to receive email communications will help to reduce mailing costs. Your email address will remain confidential and will be used only for official HOA communications.***

Stacey Johnson says that she continues to mail the Annual Invoices and Ballots through the USPS mail. She says that being able to send the Annual Meeting, Fall Newsletter, and other correspondence via email has significantly reduced our mailing expenses and time, and she thanks Akshay Bhat for sending out the Emailable portions.

**Action:** Akshay Bhat will send Rick Lewis an Email members list for ACC work.

Rick Lewis still needs to retrieve ACC paper records from Todd Besaw. Sonya Bachmann offers to pick up the records from Todd Besaw and deliver them to Rick Lewis. Sonya didn't realize that Rick and Todd are neighbors, so Rick will collect records!

**Action:** Rick Lewis to collect ACC records from Todd Besaw.

#### **8) Road Report Review and Road Business – Kirk Johnson**

Kirk Johnson reports that 20 of the 51 slated loads of gravel have been placed for this year, and the work continues forward. No road maintenance is scheduled until Fall to prepare for Winter and Spring melt.

Kirk and the Road Committee agreed to direct our sprayer to target explicitly for St. John's Wort, and it could increase our annual spraying bill. The reason is that 12-15 years ago the HOA was threatened by a lot owners' attorney that we have to prevent the spread of weeds that occur due to road work and maintenance. The Committee decided to have the sprayer treat where it appeared it might seed in ditches or on roads, it would spread with any subsequent raking.

Kirk has spoken with Michael Martin regarding snowplowing on the ranch. Michael is a solo plower, often plowing 13 hours a session, which he can not maintain. Kirk and Michael have discussed options to secure priority snowplowing for the entire ranch. Michael is concerned that our contract with him is too much for him as a solo plower, and he has made us an interesting proposal. Michael identifies a truck for sale in Salt Lake City, Utah, a 2000 Osh Kosh Complete with an 11' plower blade, with snow wheels and a 6 yard sander on the back, which is the same truck he currently operates. Seller says they would take \$ 31,000.00, a delivery quote was \$

4500-5000.00, and he would need tire chains for ~\$ 3000.00. So, Michael proposes that we work collaboratively, with the HOA loaning Michael the \$ 31,000.00 to be paid back in five annual payments, with no interest. He asks for a five year plowing/sanding contract, with us being the Priority, with the understanding that both trucks would always roll first for the HOA Ranch. Regarding insurance, he would like the Ranch to pay upfront as we already do, it's repaid back to us on each billing, usually done by mid-season. Looking at the hourly rate, currently at \$ 200.00 per truck, Michael evaluates that with the costs of tires, fuel, cutting edges, he asks the rate to increase to \$ 225.00.

Leo Culloo asks to review the terms, asks what collateral will cover this expense, notes the potential loss in interest income. Kirk suggests with so few real options available to us, it would be beneficial for us to "own" our own services, and to respond in a timely fashion. Kirk clarifies that Michael's annual payment would come directly off the top of our annual \$ 20,000.00 budget. Leo asks if we can legally extend ourselves this way, asks if the Board can make this unilateral decision without the general membership endorsing it. Kirk says that this action still qualifies as a non profit action, and that the RCW's allow the HOA to do this. Stacey Johnson reminds us that the HOA has entered into agreements like this in the past. Stacey says that we have the funds available, that as of May 31, 2025 we had \$ 81,568.00 available, combined with reserve funds. If we expense \$ 31,000.00, we still have ~\$ 50,000.00. A lengthy conversation is had debating our budget, income, and expenses, where we could short funding, or have generously calculated potential costs, the detriment of not having plowing available, the value of plowing, sanding, erosion, exceptionally bad seasons, and the time to recoup our investment. We review collateral, repayment, our guarantee that we will make a full financial recovery. Currently, we annually expense ~ \$ 25,000.00 in plowing and sanding. Kirk Johnson suggests we form an ad hoc committee to really evaluate this service, and asks the Board to send in thoughts and suggestions for considering this purchase. Stacey Johnson mentions insurance coverage and liability.

Cole Markusen asks if the requested \$ 225.00 hourly rate would be for the five year contract, or will be negotiated yearly. Kirk Johnson says that it's not reasonable to expect this rate to stay stationary for five years, due to maintenance, fuel, and other considerations. Discussed that we would be "reimbursed" on each billing. We agree that we need an attorney to review the situation and counsel us. Andy Hill suggests we approve funds to cover attorney counsel, so we don't have another separate meeting to approve legal council approval. Kirk Johnson clarifies that these trucks are not going to be providing member driveway services, just roads. 24/7 might continue to plow personal driveways as they have done previously.

**Ad hoc Committee:** Leo Culloo, Cole Markusen, Kirk Johnson, with interface with Legal Committee to consider this action. The committee will be cc'd in on communications.

**Motion** by Stacey Johnson , to allot \$ 1000.00 if needed to seek legal council as needed to advise and protect our interests, Seconded by Andy Hill, Motion passes unanimously.

**Motion** by Stacey Johnson , to form a temporary ad hoc committee to study the proposal from Michael Martin, our snowplower. Ad hoc Committee to include: Leo Culloo, Cole Markusen, Kirk Johnson, will interface with the Legal Committee to consider this action. The committee will be cc'd in on communications. Seconded by Andy Hill, Motion passes unanimously.

#### **9) Finance Committee – Kirk Johnson**

The Fiscal Management Policy discussion is tabled until the next meeting, Saturday, September 6, 2025

**Action:** Dan McLelland, add to September Agenda.

**Motion** by Dan McLelland, to Move to Executive Session at 10:25am to discuss a “ June 27, 2025 Response to Letter regarding Service Animals” and a “Past Due Member Account”, was not seconded, or voted on. (how to note appropriately)

**Motion** by Dan McLelland, to Leave Executive Session at 10:56am, and return to open session, was not seconded, or voted on. (how to note appropriately)

**Motion** was made in Executive Session to form an ad hoc Committee, to produce a letter to send to the owner. Letter will be sent to the Board for review, prior to sending.

Andy Hill asks if the Okanogan PUD installs a transformer in the easement, are we covered for liability. Kirk Johnson responds that the PUD is allowed per the CCR's and Declarations, and does pretty much what they want. Andy mentions being concerned with the snowplower hitting it, and comments he had his set back 10' behind some trees..

**Motion** by Dan McLelland, to adjourn the meeting at 11:01am, Seconded by Cole Markusen, Motion passes unanimously.

Next Meeting September 13th, 2025, Zoom Invitation and Agenda to follow