

**Board Meeting Nine Mile Ranch**  
**September 6, 2025, 9:00am**

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

Absent: Noah Brown, Cole Markusen

Committee Members in Attendance: Kirk Johnson

Big Horn Ridge: Drew Sawchuk - President

Meeting Called to Order at 9:05am

**Motion** by Dan McLelland, to accept the following meeting agenda, Seconded by Rick Lewis, Motion passes unanimously.

Stacey Johnson asks to add on a discussion regarding Big Horn Ridge, it's added as item #7

Kirk Johnson reminds us about the Fiscal Management Policy, and it will be included in item #4

**1) Old Business - Dan McLelland**

**Motion** by Dan McLelland, to accept the Minutes of the Annual Members Meeting on June 21st, 2025, and the Board Meeting on July 12th, 2025, and Minutes of the Special Meeting of July 29th, 2025 as approved August 10, 2025, Seconded by Sonya Bachmann, Motion passes unanimously.

**Action:** Sonya Bachmann to send PDFs to Cole Markusen for publication on the website.

**2) Treasury Updates - Stacey Johnson**

Stacey Johnson starts with a financial report with \$66,717 in Checking, \$19,571 in Savings, \$35,519 in CD, and \$3,370 in Reserve. Stacey notes that we have already paid for the new snowplowing truck as per our agreement with Michael Martin.

Stacey says that we owe \$54 on our HOA Tax Return, and she's in the process of setting up the account with the IRS for making payment(s). She will pay

Stacey says that our accountant notified us about the changes in the RCWs, regarding the financial audit, which became effective this year, 2025.

**Motion** by Stacey Johnson to start our yearly audit with the current year 2025-2026 , setting our audit for next year. Seconded by Andy Hill, Motion passes unanimously.

Andy Hill says that he has followed this, and his interruption is that we do not need to back date the audit. Stacey Johnson says that we have budgeted for this expense every year, so it's already built into our annual budget.

**Action:** Stacey Johnson will write a blurb for the Newsletter informing the members that the audit has become a requirement.

Stacey Johnson reports collections are going well, she's in communication with a few members that are now two years behind, with liens scheduled, per policy, to be filed November 1st, 2025 She hopes that payments are made prior to that deadline.

### **3) ACC Business - Rick Lewis**

Rick Lewis reports that the ACC has received a plan for a house with lot development that included the application for plan approval. ACC approval was sent.

The ACC also received an email from lot owners regarding a dog issue. A letter was sent to the dog owner requesting a plan for future prevention. The dog owner has not responded, so Rick Lewis will send another email to follow up, and respond accordingly.

Rick Lewis reports that the ACC digitization process is going well.

### **4) Legal Committee - Kirk Johnson**

Kirk Johnson opens up a conversation about the status of Un-9MR lots near Division 6, which was tabled during the March 8th, 2025 Board Meeting. This issue has been brought up several times over the years, and is being resolved by a consolidation of investigation and written Policy that can be posted on our HOA website.

**Motion** by Stacey Johnson,

WHEREAS there are (7) tax lots, as shown on Okanogan county Auditor's file #836532, which are colloquially located at the east end of Forest Road in Division 6 of the Nine Mile Ranch Homeowners Association (9MR), and

WHEREAS the deeds of those Lots apparently include referential language to the 9MR Covenants, Conditions and Restrictions (CCRs) and

WHEREAS the Declarant to 9MR, Lynn Barnett, never took action pursuant to the CCRs BACKGROUND to bring the Lots under encumbrance of the CCRs, and

WHEREAS HOA legal counsel has advised the Board to adopt the following position regarding those Lots,

THEREFORE be it resolved that the Board adopt a Policy that the (7) Lots of subject are regarded as NOT members of the 9MR HOA, that the HOA has no duties owed to them, that the Lots owe no annual or other assessments to the HOA, and that the Lots are entitled to access of easement along Forest Road.

Andy Hill asks if the HOA has had any discussion with any of the owners affected. Kirk Johnson says that there was one who had approached the HOA, but that they have subsequently sold their property. Stacey Johnson confirms that none of the seven lots have ever paid dues or assessments. Stacey also notes that they have road access through a road further passed our development.

Drew Sawchuk says that he also was involved in past research that determined that the original declarant, Lynn Barnett had signed documents to remove them from our HOA.

Seconded by Akshay Bhat, Motion passes unanimously.

Stacey Johnson suggests that we used one point of contact to send items to Cole Markusen, to post on the HOA website. Stacey asks Dan McLelland to be the point of contact and “gatekeeper” for items to be posted. Dan accepts this responsibility, so all postings for the website should be directed to Dan McLelland.

Kirk Johnson inquires if the Board approved publishing the snowplow truck loan statement purchase information on the website. Board agrees that it was approved for publication and Kirk Johnson will send it to Dan McLelland to send to Cole Markusen to publish.

**Motion** by Stacey Johnson to adopt the April 8th, 2025 edits of the Fiscal Management Policy, this document can be found on the HOA website under the Policies tab.

Seconded by Leo Culloo, Motion passes unanimously.

## **5) Road Committee Updates - Kirk Johnson**

**Motion** by Stacey Johnson to release \$1404.00 to the Road Committee to order limited fall raking to be performed on specific steeper road sections in order to reduce winter driving danger. Approximately 5 miles of roads will be raked. Seconded by Akshay Bhat, Motion passes unanimously.

Kirk reports that all 51 loads of gravel have been placed for this fiscal year.

On August 31st, 2025, Kirk sent out a composition of questions asked of our prior HOA attorney, Nick Bergh. Item #2 regards responsibilities of trees in the road easements. Earlier this year the Road Committee has been reviewing potential necessary tree work. Looking ahead at the number of trees that are encroaching into the easements, and affecting road maintenance, they anticipate that we may need to engage some not insignificant amount of funds to properly address the tree work necessary to maintain our roads.

Kirk has approached a couple of tree companies to perform the work, to get an idea of the cost, but suggests we wait a couple of years until the snowplow loan is further recovered.

Rick Lewis asks about forming some member based work parties to perform some of the smaller work. Kirk explains some of the trees are larger, and potentially may need to be dropped as opposed to trimmed back.

Stacey Johnson suggested that Kirk Johnson make a comprehensive list of trees/areas that need maintenance, and asks Rick Lewis if he would be available to coordinate work parties. Rick agrees to put out some feelers for work parties, Kirk would flag and identify specific appropriate areas to address during the Spring Road Drive, and look ahead to coordinate for Spring work.

Kirk asked the Board to consider the proposed FS3525 snowplowing policy clarification. He explains that we will only need to snowplow, not maintain the roads. We would be responsible for any damage caused by our snowplowing. The Forest Service is responsible for all other road maintenance.

**Motion** by Stacey Johnson to adopt the snowplowing policy for FS3525:

WHEREAS the first .25 miles of Forest Service Road 3525 (FS3525) is included into the official Nine Mile Ranch Division 6 plat map, shown as North Haley Road, and is shown as a 60 foot wide easement which is required to be maintained according to all road maintenance provisions within the CCRs, and

WHEREAS access to all Division 6 Lots is through that road section, and

WHEREAS prior to the establishment of 9MR a valid recorded easement agreement for that road section, Okanogan county auditor's #481636 (see this [link](#)), requires that the United States federal government is responsible for maintaining that road *except there is no mention of snow plowing the road*, and indeed the US government does not plow that road, and

WHEREAS all official 9MR plat maps have a recorded note requiring that, “Snow plowing will be provided by the Nine Mile Ranch Homeowners Association”, and that all plat maps are regarded as encumbered under the CCRs, so

THEREFORE I move that the 9MR HOA here forward act to perform winter road maintenance on that section of FS3525 just like all other 9MR 60’ wide easements.

Seconded by Rick Lewis, Motion passes unanimously.

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

Stacey Johnson says that the newsletter can include the Audit Statement, the SnowPlow Purchase information, SnowPlow contact for private driveways, the Email Permissions form, she asks Rick Lewis to write an ACC blurb, new adopted Policies, And the “How to help the HOA” sheet with suggestions about assisting the HOA. Stacey would like to get the newsletter sent out around October 1st - 15th, 2025.

**Motion** by Stacey Johnson to approve \$ 250.00 for publication and mailing of the Fall Newsletter, Seconded by Andy Hill, Motion passes unanimously.

## **7) Big Horn Ridge - Drew Sawchuk - President**

Drew Sawchuk reports that the Big Horn Ridge Management Committee has been formed. Drew Sawchuck is President, Jason Bradshaw is Treasurer, and Susan Stewart is Secretary.

Big Horn Ridge members set their annual dues at \$100.00 and are setting up to align with the Nine Mile Ranch's annual dues billing dates. These dues are exclusive to Big Horn Ridge members.

Drew says that he had a legal consultation session which confirmed that Big Horn Ridge members must comply with the Nine Mile Ranch's CCRs' and By-laws. Big Horn Ridge is able to create sub-By-laws as long as they don't supplant existing RCWs' and Nine Mile Ranch By-laws.

Big Horn Ridge is responsible for their gate and maintenance on their exclusive road(s) surface.

Drew thanks Rick Lewis for forwarding the ACC correspondence from Big Horn Ridge members. Rick asks if Big Horn Ridge plans to have their own ACC point person to field their specific application and approvals. There are plans to create group emails for

communication(s) with the Big Horn Ridge Committee members. Drew will send an email to Rick for forwarding appropriate paperwork.

Drew asks about using the Nine Mile Ranch's website to host the Big Horn Ridge's website publications. A conversation reveals that although Nine Mile Ranch and Big Horn Ridge are coupled, with obligations and responsibilities to each other, they are also separate legal entities, and should be kept separate. Our specific CCR's expressly forbid spending funds to benefit only a portion of the members.

The Board discussed legal implications, perceptions, volunteer time, actual costs of web hosting, domain fees, attorney consultation for legal agreements and reviews, and explored several scenarios.

**Motion:** By Andy Hill, to Permit a Big Horn Ridge 'tab' on the Nine Mile Ranch HOA website, with these stipulations: At no incremental cost, Single email at no incremental cost, Disclaimer on tab header, Designated Big Horn Ridge admin nominated as Point of Contact / email contact, Written agreement between Presidents. Advantages: clarity to all Nine Mile Ranch about Big Horn Ridge, Seconded by Stacey Johnson, discussion continues, and comes to a vote. Motion fails with a no from Leo Culloo, Rick Lewis, Stacey Johnson, and Akshay Bhat.

Although the Board approached configuring a cooperation several ways, we couldn't come to a consensus to support this request. The determining factor continued to circle back to legalities. Dan McLelland asks that we keep it as a possible future topic.

Drew Sawchuk will explore options and do some cost analysis to provide Big Horn Ridge with access to a website for their communications.

Dan McLelland, called to adjourn the meeting at 11:05am

Next Meeting October 6th, 2025, Zoom Invitation and Agenda to follow