

**Board Meeting Nine Mile Ranch**  
**October 4, 2025, 9:00am**

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

Absent: Noah Brown, Sonya Bachmann

Committee Members in Attendance: Kirk Johnson

Meeting Called to Order at 9:03am

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

**1) Old Business - Dan McLelland**

**Motion** by Dan McLelland, to accept the Minutes of the Board meeting of September 6th, 2025, as approved by the Board, October 1st, 2025. Seconded by Rick Lewis, Motion passes unanimously.

**Motion** by Dan McLelland, to accept the Fall Newsletter as presented via email for Board approval, as approved by the Board, October 3rd, 2025. Seconded by Stacey Johnson, Motion passes unanimously.

**2) Treasury Updates - Stacey Johnson**

With the Fall Newsletter being approved, Cole Markusen can post to the HOA website, and Akshay Bhat can generate the electronic mailing. Cole and Akshay acknowledge that they will post, and send, and verify that they don't need additional formatting.

Stacey Johnson states our financial report with ~\$64,300 (rounded) in Checking, \$19,571 in Savings, \$35,478 in CD, and \$3,370 in Reserve.

Stacey says that she has sent out the Accounts Receivable Report, and the monthly owner statements. After having sent out the Accounts Receivable Report, she received another \$1000.00 from one of the outstanding accounts, bringing their balance from a high of ~\$3400.00 to ~\$400.00 Stacey says that she still has the one account that hasn't paid their owner dues or property taxes, is/has been out of contact, and expects the property to end up being foreclosed on next year.

Stacey reports that she is in communication with several owners who are past due, and says that they will be sending funds. Overall, she feels good about collections.

The Naysnerski property has been sold to a Nine Mile Ranch owner, so there's hope that the property will be restored and/or cleaned up. Leo Culloo asks about being able to collect any of the outstanding funds from liens that had been filed. Stacey reminds us that the liens were released when the bank foreclosed on the property. Stacey says that we followed through with filing the lien on the Naysnerski's New Mexico property.

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

Rick Lewis says that he received a note from Todd Besaw, that there's a lot owner that appears to be building a 10' by 30' shed. Rick has not verified that, but will follow up.

Rick sent a letter out to the lot owner who had the dry cabin built in lieu of his application for a storage shed. Rick e-mailed with the letter attached, but hasn't heard anything back from that lot owner. Leo Culloo asks what our course of action is if there's no response or correction from the owner. Rick says that he would review our legal position, Fine Assessments Policy, and solicit Board recommendations. Leo says that he is aware of a few other "storage sheds" that are being used as dry cabins, and questions what the Board can do about it. Rick says that he will need to get together with Todd Besaw, review records for Owner Applications, and send letters to the owners.

Andy Hill asks if the owner has actually broken a CCR by not building what he applied for to the ACC. Is there actually a breach of the CCRs already, or would it be if it was occupied more than three months?

A discussion ensues regarding ACC and County applications for buildings, representation of owner intent, enforcement, and potential ways to address differing interpretations and criteria of actual use.

Kirk Johnson offers that the Lot Occupancy Committee has been working to solidify a policy and recommendations for the Board to consider implementing, and expects that it will be presented for implementation January 2026. Kirk also recommends that we have a strong promotion campaign about the usage of structures in/on the ranch.

Stacey Johnson asks Rick Lewis if all the ACC records have been transferred from Todd Besaw. Rick replies that he still needs to get some, and he will follow up with Todd.

Rick Lewis has also spoken with Roshni Bhat who is continuing to digitize the old records, eliminating boxes full of old paper records.

Andy Hill says that according to the County, there were no building permits on that lot; it is listed with improvements of 192 square feet for the cabin and 120 square feet for a kitchenette.

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

Kirk Johnson says there's nothing to report from the Legal Committee, and asks the Board if there are any questions, nothing.

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

Kirk Johnson says that the Fall raking was postponed due to a lack of moisture, that raking dry roads just dusts up roads and doesn't pack down, causing the washboard to raise up. So, unless it gets enough moisture before it freezes and starts snowing, he recommends not plowing or raking. He says Tim Mason is on call if we need.

#### **6) Fall Newsletter - Stacey Johnson**

Stacey Johnson will send it off to the printer in Omak on Monday, and pick it up on Thursday. Stacey will mail it on Friday, or by the following Monday. As previously mentioned, Cole Marusen will post to the HOA website, and Akshay Bhat will Email to owners.

#### **7) Big Horn Ridge Followup: D1L31**

Andy Hill asks about what the HOA spends on the Big Horn Ridge road maintenance, not including snowplowing, Kirk Johnson says per mile the cost to maintain their road is less, because we maintain everything off of the edges of the pavement, which is still on the driving plane. So the gravel that's four or five feet on each side, we maintain that, we don't rake it. There is occasionally some machine work done where it becomes erosive or whatever. We also add in extra anti-erosion gravel on occasion, and do all the rest of the maintenance that we do around the ranch, including spraying and plowing.

Andy says that with slightly reduced road costs, that we could offset the cost of a Big Horn Ridge tab on our HOA website. Akshay Bhat reminds us that the cost wasn't the determining factor in not creating a Big Horn Ridge tab on our HOA website, it was a

liability issue. In the case of a lawsuit or any other legal situation, then it could be a conflict of interest. Concerns about what is permitted to be posted there if there were conflicting information was also mentioned.

Stacey Johnson notes it's hunting season and she sees cars slowly driving up and down Nine Mile Road consistently. They stop, and watch small pockets of area(s) that are not Nine Mile Ranch, off of Nine Mile Road. They don't like to be approached, and there have been some serious conflicts, where the sheriff has had to come out. Stacey recommends getting a license plate and calling the Sheriff.

Leo Culloo says there's a Nine Mile Ranch Facebook page where owners could share their concerns. Stacey mentions people already use the page to report cougars, fires, and other communications.

Stacey Johnson will begin to prep out the new annual budget, and will get it sent out ahead of the January 2026 meeting for review. She also will check the Terms records, as Dan McLelland and Sonya Bachmann's 3 year HOA Board terms are coming due.

Andy Hill asks about our website tab regarding the cattle and the rancher. He says he observed a bunch of cattle on somebody's lot, and phoned them. They were on Brett Kaufman's lot, and Andy asks where they're coming from.

Rick Lewis says they come in at the south end of Cougar Drive. There is a road that goes back into the DNR and there is a gate there that unfortunately is often left open.

Stacey Johnson says that perhaps the cattle notice could be removed from the website. She mentions that she and Cole Markusen have thought of updating the website, and cleaning it up to make it more efficient.

Dan McLelland, called to adjourn the meeting at 9:43am

Next Meeting January 10th, 2026, Zoom Invitation and Agenda to follow