



PO Box 332
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9mileranchhoa.org

NOTICES and

SOLICITATION FOR CANDIDATES
FOR
ELECTION OF BOARD MEMBERS

February 1, 2026

The annual election for Board members is coming in June, 2026. *OUR HOA NEEDS BOARD MEMBERS.*

This year there are three Board member positions open. Two of these positions are for a 3-year term. The third position will be for one year to fill a vacancy. Positions will be effective June 20, 2026; annual membership meeting.

Since 1999 our HOA has been run by volunteers. Most HOA's have outside paid assistance; management firms, accountants, etc. Our HOA has been fortunate to have had enough Lot Owners stepping up to avoid the cost of paying outside help. This in turn allows 85% of our assessments to go to our common asset; roads. If we don't have enough Lot Owners volunteering the assessments will need to be substantially increased to pay for outside help, and there will be less funds for road maintenance.

Time commitment required:

- 5 scheduled Board meetings per year. Meetings are held using Zoom.
- Email communications between meetings.
- Volunteer committee work, email.
- Additional Board meetings when required.
- Reading governing documents, writing letters, deliberating legal issues, decision making, budgeting & fiscal management.

On-going work demands:

- Website management
- Bookkeeping/accounting/billing/collections.
- CCR enforcement.
- Year round management of road maintenance.

Our HOA has committees that focus on researching tasks needed. Our HOA already has policies written to help guide in management. The main focus for the Board, while working with committees, is management of road maintenance, fiscal management and enforcement of the CCRs. It serves for new

Board members to study the CCRs, Bylaws, RCWs and adopted policies to understand how our HOA management is conducted. The Board is well supported in their work by experienced advisors and legal counsel.

It is not required for Board members to be living at Nine Mile Ranch. We do ask that you are current on your assessment payments and in compliance of with the CCRs.

(See reverse side for more information)

If you are interested in running for a position on our Board send the enclosed filled-out form along with a short bio (½ page or less) to the above P.O. Box or email to bod@9mileranchhoa.org. Your bio will be included with the annual ballot mailing to all HOA members. **Form must be returned no later than April 1, 2026.**

Please contact any Board member for more information or questions regarding serving on our Board of Directors. You can find contact information on our Website: 9mileranchhoa.org. The website also shows the work that has been done and will give you an idea of future work.

NOTICES

Board of Directors Meetings

- Board meeting schedule can be found on the home page of the HOA website. Meetings are scheduled a year in advance every September.
- Board meetings are held using Zoom. Zoom link is posted on the home page of HOA website in advance of each Board meeting.
- Agenda and documents to be discussed are also posted on the home page of the website in advance of each meeting.
- Members are given a time period of 15 minutes, at the beginning of each Board meeting, to speak about agenda items.

Association Membership Meeting (Annual Meeting on June 20, 2026)

- Notice of the Membership Annual Meeting will be sent out to all members on May 1, 2026.
- If you would like a topic for discussion to be officially added to the agenda, please submit your topic to the Board by April 1, 2026.
- After the meeting, it has been common practice to open up the floor for members to unofficially speak with the Board of Directors and each other.

Other Notices

- Watch the HOA website in coming months for the Board's approved 2026-27 fiscal year annual budget, and come to the annual membership meeting on June 20, 2026.
- See the website under "Reports" for the "Minimum Annual Assessment Rate Report 2026-27". It details all calculations and adjustments, with analysis explanations, that go into accurately setting our annual assessment rate.
- See the website under "Policies" for the recently adopted "Lot Occupancy Policy". It gives clear guidance about CCR requirements for all type of Lot occupation, including yearly limits for RV and cabin uses, minimum sizes residences, rental limitations and more.

Don't hesitate to email the Board at bod@9mileranchhoa.org with any questions, feedback or inquiry!