

Nine Mile Homeowner's Association

Board meeting minutes

Oroville, Washington

November 10, 2001

Homeowner's Association (HOA) Board members present: Kirk Johnson, president; Lanitta Delk, secretary; Bev Hunt, treasurer; Bill Hendricks, Nancy Stubbs, Rich Milligan, Steve Johnston, Harry Miracle (ACC)

Meeting was called to order at 9:40am

Kirk presented idea of making a motion defining a consistent practice of recording minutes. Discussion followed.

Kirk-Motion: *The minutes record the motion made, who made it, who seconded it, and the vote by individuals. If there is a split in the vote, a minority vote statement can be recorded. Also, anyone can ask to have a comment be made part of the record.*

Rich-Seconded. Unanimous-Passed

Old Business: Snow removal.

Before a contract for services is in place, we should search for more than 1 resource (bid) for plowing. Suggest several bids, then choose one for contract. Lloyd has done that each year. Kirk is pleased with how the contract looks at this time. We will have a way of shaping a contract by not only considering the lowest bid, but also quality, knowledge of roads/easements, etc. Sounds like we've done that, we will take care of shaping that next year, as a process to follow, ongoing, and whatever might follow. Suggestion for next year's plowing contracts are to arrange support to the Oroville community by hiring local. There's no issue right now, we're talking about setting up for the future, next year, etc. Current costs average about \$2000 now.

New Business: Correspondence and request from a homeowner.

In a letter that states, "Please, please, DO NOT plow our driveway this year." Evidently the driveway was destroyed, and concrete has now been poured. This has been easily mistaken as a road. Perhaps driveway should be marked by the owner. Owner should take that responsibility. There is the possibility that the owner can't get up here in time before snow falls, can someone here take that responsibility for them? The development has been driven with the person who will be plowing and Lloyd. This property is in Div 7. Owner will expect reimbursement for replacing the concrete pad if it becomes damaged. It was decided that the driveway needs to be marked. An association member should make a sign. Nita will make it, Richard will post it.

Development of ACC

Harry Mericle and Kirk began discussion about the function and guidelines of the ACC.

Only a partial draft came to the board for discussion previously. The HOA Board & ACC tried working together to get some guidelines developed. Problems arose because 2 out of 3 ACC members don't live here locally. Guidelines still have yet to be established by and for the ACC. Discussion followed which included mentioning the Protective Covenants. Should we just get a plat plan from county and throw it in a file? Requirements are simple: 900 sf, no single wifes, approval before construction of building, fence, but some appear unspecific. The initial guidelines were as a first draft. It was never finalized... just an attempt to give a process (when planning a home, etc.) with commitment to a specified time frame the ACC will respond within, procedural things to be followed, etc. It is within 30 days from the county, so it should be the same time frame from the ACC. Guidelines must go along with the CC&R. By regulation, you cannot change a state law, or change covenants. Who is on the ACC? Dick Rodbury, president; Gary McNulty, Harry Meracle

The ACC Needs more members, or Dick Rodbury may quit. Karen has tried recruiting more members at Dick's request: Joe Acevedo, Lorz, TLC to appoint a member? Rich is willing to be made a part of this, the exact process, so guidelines can be made and submitted to ACC to get things started. This is the scenario: the real estate agent sells property but doesn't know covenants, so the buyer thinks he can do whatever within county regulations. It is the owner's responsibility to contact the ACC when building. The Title search indicates CC&R. Secretary of the HOA sends a welcome letter.

Bev-Motion: *The Secretary will send a welcome letter and include a copy of the covenants/bylaws which will have a pull-off response to send back to the Homeowner's Association. The new property owner will fill out the tear sheet, sign it, have the real estate agent sign it, send to Lynn Barnett/HOA acknowledging they have received the covenants/bylaws.*

Kirk-Seconded. Discussion followed. Question: Does the RE company & escrow contact us? Answer: Yes, two do. The Association gets past due fees from either the old owner, or new owner, either way, the Assoc gets paid the fees which are owed. We should include ACC requirements, perhaps a welcome committee as well to talk them through the process. Suggest brochure/check list, include list of RE/contractors available LOCAL, etc. This will help us to look friendly rather than "we're gonna come get ya". Nita volunteered to make a brochure/checklist to help in this process. Let's include a welcome packet from a welcome committee, which will include a list of contact people to talk to as well.

Nita-amend the Motion: *The Secretary will send a welcome information packet to all new property owners which will include:*

- a welcome letter (from the Nine Mile Ranch Homeowner's Association)
- a copy of the covenants/bylaws with a pull-off response that the new property owner will fill out and sign then return to the Association acknowledging they have received the information.

- a detailed "welcome" brochure which will list the following:

1. Steps of the building process in checklist format
2. List of resources (board members, committee chairs, county info., local contractors, etc.)
3. Function/involvement of the ACC
4. Welcome committee members (who will contact by phone and be available to offer support)
5. Other helpful information

Kirk-Seconded. More discussion. We should let the new homeowner know of all things in the "welcome packet", etc. Building, fences, cattle, & everything.

Unanimous approval-**Passed.**

Nita-Motion: *The HOA establish a Welcome Committee comprised of willing volunteers, not limited to board members, who will be available by phone to answer questions and help with the issues that new owners may come up against.*

Nancy-Seconded. Further discussion. Susan Kovalik volunteered to head up the welcome committee. Nancy mentioned that she'll help. Next meeting (Feb.) bring ideas to the HOA board.

Unanimous-**Passed.**

Cattle issue:

Is it the board's responsibility? If so, what is the responsibility? There has been an ongoing problem with cattle and cattle drives. There are specific laws which the previous board members dealt with and they have a copy of requirements. It is the cattle owner's responsibility to keep cattle off restricted areas (private, non-range land). Much discussion of damages. In 1988, the laws changed the area to restricted grazing, which gives every cattle owner the responsibility to fence off their cattle. There are 2 problems: #1-Nobody told the cows. They search for water, especially during drought summers, & good feed, naturally. #2- The HOA was only contacted by one home owner. Further discussion revealed that many other property owners have experienced problems, and the previous board was informed of some of these and took action.

Possible solution? Empower individual land owners to respond within the guidelines of the laws. Include information in welcome committee package. Accidents will happen, and cows will break through fencing occasionally. How should we handle this? Sheriff can impound the cattle, property owners can bill the cattle rancher for detaining animals and feed, fencing, etc. Individual owners take pictures of damage, submit a bill to cattle owner for damages, time, care, etc.

Question: Do we (board) want to take an active position or a passive approach? **Answer:** That's what needs to be determined.

Question: Which divisions are effected? **Answer:** Greatly in divisions 6, 7, and 8. Previously in divisions 1, 2, 3, 4, and 5, but Lynn Barnett participated in installing the fencing along the west side of Div. I and IV and that has been greatly reduced.

Still is a problem occasionally in divisions 1, and 5. *It was decided that all homeowners should be protected.*

How about a letter from the HOA to the cattle owner, mentioning complaint from a lot of owners. Notify the cattle owner that we know what the laws are, and are going to empower owners by informing them of what actions they can take. Include a statement that this will no longer be tolerated. What's the bottom line? Get cattle out, we don't want to be bothered any longer. Yes, they can be dangerous. It is totally the cattle owner's responsibility, and cite the RWCs specifically. Karen will write this letter. Lloyd volunteered as the contact person to call regarding cattle issues. (he knows brands, has a good working relationship with ranchers, will represent us as we talk to law enforcement, etc. as an option when the individual homeowner doesn't want to handle it on their own.) Much discussion regarding what is the HOA's responsibility and representation in this matter? If we set something in motion, we have to deal with the consequences of the issue. Comment by Bev: the Association must have copies of all correspondence to keep on file. In conclusion, the HOA can refer homeowners to the cattle owner, or to Lloyd as a contact.

Nita-Motion: *We, as the HOA board, will update the letter that lists persons involved on the board and all committees, listing Lloyd Showalter's name as the contact person regarding cattle issues.*

Nancy-Seconded. Discussion followed. The options will include: The individual owner may contact the cattle owner, the sheriff, or Lloyd. A letter to cattle rancher will be sent by Karen.

Unanimous-**Passed.**

Equestrian trail.

This trail crosses private property and had been a past horse trail. Now people are driving on it with vehicles without permission from the land owner. This is not an easement, and the HOA is not to maintain it at all. Any member has a right to use it as a horse trail only, but not vehicles. They have a right to upgrade their easement because of a private contract with Lynn Barnett. To clarify, there is a sign marking it as an equestrian trail, and the association is NOT to maintain and plow this trail.

Property liens.

Bev (treasurer) reports as of September 26, 2001, 4 liens were placed (due to HOA fees unpaid):

- One in the amount of \$753.40
- One in the amount of \$500.68
- One in the amount of \$580.08
- One in the amount of \$554.34

We received notice, after we filed the lien, that the last property listed was taken back by TLC. There is an additional charge of \$8. We have no way of recuperating these fees. We need to write it off.

Bev-Motion: Association will write off the amount of \$562.34 so we can clear the books.

Rich-Seconded

Unanimous-Passed

Unpaid fees in the 6 month time frame.

January will be the 6 month date for outstanding fees, based on the prior decision that states at the end of 6 months to file liens. Bev to send notices at 6 month time frame, at the 7th month the lien is filed, and is shown on statement. The time frame was established as a means to follow. Perhaps only file on \$100 & more to justify the costs incurred of filing the lien.

Kirk-Motion: Liens to be filed will be placed at \$100 minimum.

Bill-Seconded

Unanimous-Passed

Weed spraying.

There was discussion and comments regarding letters/responses to this issue. For clarification: controlling and maintaining noxious weed control on easements. For review purposes, this is what was established at the annual meeting in June:

- The HOA will initiate action for all lots/roadways/easements to be sprayed for control of the weeds. This course of action was accepted by a majority show of hands. Individual lot owners who are in opposition to chemical sprays can request their lot be excluded and state their intent to handle their own lots and where their property adjoins to the roadway. The individual lot owner must also flag their lot, identifying that they want to be excluded from chemical spraying. In the event that the individual property owner fails to control their weeds, the HOA then may notify this individual property owner that spraying will take place as necessary for weed control, and they will be charged the fees for the second trip.

Correspondence: (requesting that it be made part of the record) The letter is summarized as follows--

A letter was submitted to the HOA board from Karen Olsen and Susan Kovalik addressing concerns with several issues:

- President's letter dated 9/25/01
- concerning the decision made at the annual membership meeting with regards to weed spraying. An individual lot owner who does not want chemical sprays fronting their property can enter a contract stating they will take responsibility... not "any given road and easement".
- 77% of lot owners voted in support of the protective covenants not reflected in this letter.
- the statement, "no power to enforce..." gives false impression to the readers.
- premature airing of covenant enforcement policies.
- Minutes from June HOA meeting lacked conveying the seriousness of road conditions...
- Major discrepancy in people's perception of what kind of roads were promised and what has been completed.
- A number of members were very upset about the roads.
- Lynn Barnett's letter (July/2000) was blatant misrepresentation of facts.
- Pending law suit by two homeowners regarding incompleteness of roads was not mentioned.
- Comprehensive road analysis was done by an independent road engineer also was not mentioned and should be made available to members on request.
- Three homeowners attended an all-day, state sponsored workshop on maintaining gravel roads. This information should also be made available to members. -\$100 fee for road maintenance is woefully insufficient.
- Roads currently receive less than 10% of the travel that they will in the future.
- The board's first action (Dec. '99) was to stipulate that although board was willing to take responsibility for collecting fees, but wanted record to read that the roads were considered incomplete and maintenance monies should not be spent on completing the roads. Lynn Barnett has failed to deliver on either the fixes considered necessary by the board or those he promised in his letter of July, 2000.
- Final comments were with regards to the role of current HOA board, etc...
- conduct meetings using Robert's Rules of Order.
- When votes are taken, they must be adhered to.
- Critical importance of our "community" coming to terms with commitment to the covenants.
- Urge board to represent the majority of the membership, even when contrary to personal belief.

•it was discussed that communication, conflicts and disagreements are best handled in person, working together as a community, and personal issues should be discussed between the parties involved whenever possible, and not be made board issues. Communication is an issue for all, and writing a letter is a form of communication, especially when addressing concerns.

Kirk provided a draft of weed spraying road easement/maintenance agreement which is to be viewed and corrected, etc. As we establish procedures, perhaps we can provide standard forms for other issues which arise. Make suggestions, proof copies and return with recommendations.

Documentation of communications with Lynn Barnett.

Kirk distributed copies to board members of all documentation which has taken place regarding Lynn Barnett's agreement to make road repairs as he sees his responsibilities. This is proof that Lynn is aware of what conditions are being discussed and some of the disagreements. This may be helpful in the future if circumstances change. There is also a note made that this is not a formal acceptance of the condition of the Nine Mile Ranch roads by the HOA.

Issue that needs to be addressed.

Stacey Johnson brought up the "What if I use a single wide" hypothesis story which had been discussed at a previous meeting, and relayed that some rumors/perceptions were being misconstrued, and there has been miscommunication. This is not a real situation, and seems to have gotten out of hand from discussions regarding RV/travel trailers vs.

Mobile/manufactured home single/double wides.

Bev-Motion: This becomes an official statement in the minutes from the HOA that neither the board of directors nor the ACC has ever approved any single wide trailer as a permanent dwelling.

Kirk-Seconded

Unanimous-Passed.

Regarding the September 25, 2001 letter sent out by Kirk Johnson to all members.

What right, if any, should be preserved as the HOA's right to bring suit for damages in breaking covenants which stated, "we don't have any power of enforcement of covenants." Could we use meeting minutes as a way to establish those rights, and that activity is going on that the board does not approve of, etc. We are still under process for the variance issue. Hopefully this puts peer pressure on people breaking the regulations, and sets a paper trail for procedure. The court won't listen if we show we've taken no action. Some take exception to saying we have "no power of enforcement", including the letter aforementioned, and believe it is not true and not representative of the board. Several believe that the HOA does have the power to enforce after creating rules and regulations as necessary. The bylaws, article VII, section 1 entitled "Power" and section 2 entitled "Duties" were read as well as reference to the protective covenants and discussion followed. The letter which went out to membership after the last board meeting as a first step establishing policy has been viewed with different interpretations.

The original proposal made in by Nita at July's meeting was revisited, and the apparent difference in action taken as stated in the letter generated by the Johnsons from the September meeting. The real discrepancy appears to be in the request for 10 letters which was added. The intent is to initiate communication between individuals first. The ten letters was added to validate the issue before suit would be taken. The comment was made that it is the ACC that will handle covenant violation issues and suit action. Perhaps a vote from the membership would be necessary to take any action to suit (because HOA monies, time, effort, etc. would be spent in the process.) *The original proposal from July's meeting will be submitted by Nita, and a vote taken whether to accept this as a standard of grievance procedure.*

Some closing discussion.

Regarding certain roads where there are gates at an entrance to properties, replacing stolen or vandalized gates and possible reimbursement (of \$75) to replace the gate. The bill has never been submitted. In the future when there may be vandalism or theft of these gates, does the HOA want to bear the cost of these issues? Discussion followed.

Bev-Motion: The HOA will provide reimbursement to Dave Lorz for half of the original cost of the gate to Division 7.

Nancy-Seconded

Unanimous-Passed.

Meeting adjourned.

Minutes respectfully submitted by Nita Delk.

DRAFT

NINE-MILE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING - September 8, 2001

9:30 AM - Meeting called to order.

Board Members present were: Kirk Johnson, Steve Johnston, Bill Baker, Bev Hunt, and Roy Breedlove.

Old minutes - July 28, 2001, change paragraph 7 to include the name Rick Engles. Minutes approved.

Kirk Johnson sent a letter to Lynn Barnett identifying the areas of repair Lynn has agreed are his responsibility. In the spring Kirk will work with Lynn and Tolefson to schedule road repairs. It is agreed Tolefson Construction will do all major maintenance on the roads in the future. Other contractors can do minor repairs of 1 day or less.

Kirk Johnson presented a newsletter to be sent to the homeowners. Approval to send was granted.

Enforcements of Covenants - Previously a letter was received from the attorney Peter Fraley in which he stated the Covenants did not outline any penalties for violations other than for non-payment of association fees. As a result of this information it is clear the only way to enforce covenants is through the court by bringing a civil suit against the violator. The Board has adopted a guideline in dealing with violations. We have requested Lynn Barnett use his attorney to research the issues of enforcement.

Variance - General discussion. It is agreed the Board and the Architectural Control Committee will exercise good judgment in issuing variances. A variance issued for any reason will take on the look of a contract - commitment dates, terms and consequences of the variance will be noted. Should an owner not fulfill his end of the agreement the variance will be revoked. If a request for a variance is iffy information will be sent out to homeowners asking for their opinion and direction. Future meeting minutes will reflect the reason for a variance request and the approval or non-approval status.

Bill Hendricks requested Bonnie Terry be reimbursed for the road repairs done to West Corral Drive (Division 7). Reimbursement in the amount of \$100.00 is granted.

Treasurer Report	\$41,577.93 - Checking account balance
	\$ 8,533.18 - Reserve Fund account balance
	\$ 7,182.48 - Association fees owed by homeowners
	\$ 6,400.00 - Association fees promised by Lynn Barnett
	\$ 2,000.00 - Past Due accounts requiring lien placement

Bev Hunt requested permission to go forward with the lien process. Permission was granted.

The lien process will be as follows: 1) Invoice sent 2) A letter warning of lien placement will be sent after 3 months of no payment 3) A lien will be placed on the property after 6 months of no payment. The Board has approved this process.

Bev Hunt requested permission to move \$15,000.00 from the checking account to the reserve fund account. The Board approves this action. The funds will be moved on September 28, 2001.

It was reported a gate has been placed on the equestrian trail. Kirk Johnson will research the legality of placing a gate on a public equestrienne trail (trail is noted on public maps). Kirk will report at the next meeting.

Richard Milligan sent a letter to the Rabe's requesting they remove the lock from the gate on their road.

Meeting adjourned.

Minutes respectively submitted by Bev Hunt, secretary.

NINE-MILE RANCH HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
July 28, 2001

9:00 AM – Meeting called to order.

Board members present – Lanitta Delk, Bill Hendricks, Roy Breedlove, Steve Johnston, Nancy Stubbs, Richard Milligan, Kirk Johnson and Bev Hunt. Audience count was 7.

Minutes from past meetings;

May 19, 2001, No changes, Minutes are approved.

April 21, 2001, No changes, Minutes are approved

June 23, 2001, Change paragraph 8 to read \$100.00 not \$1,000.00. Minutes are approved with changes

May 5, 2001, Change paragraph 5 to show Bill Hendricks, Minutes are approved with changes.

Year 2001-2002 Snow Contract – Presentation by Lloyd Showalter. Lloyd proposed we use Ted Hilstad as the contracted snowplower. Ted has previous experience and equipment. The contract standard will be the same as last year. The terms are \$774.00 when the entire ranch is plowed. Piecework will be at the rate of \$21.50 per linear mile (price covers in and out). Sanding will be done at the same rate. The HOA is responsible for providing the sand. Kirk Johnson called for vote of approval to accept the contract. All Board Members agree to accept the contract.

Lloyd Showalter has contacted the Sheriff regarding his neighbor Mike Emel shooting his gun late at night. The Board needs to set a policy for dealing with problems like this. Lanitta Delk will draft the suggestions and bring to the next meeting.

Jean Daniels letter to the Board needs a response. Kirk Johnson will draft a letter to Jean.

Weeds – We need to adopt a standard for owners to notify the Board and Craig Tomlinson regarding the spraying of the roads fronting their property.

Nancy Stubbs gave a verbal report on the conditions found during the recent drive of the ranch roads. The team (Nancy Stubbs, Kirk Johnson, Lynn Barnett, Rick Engle and Bob Tolefson) used the road report and maps for a starting point. Several areas of concern were found. A tentative plan for action is to start maintenance work on the roads next spring. After maintenance is complete spraying will be done to the roads and ditches. Kirk Johnson will draft a letter to Lynn Barnett outlining the responsibilities and promises made by Mr. Barnett during the drive through. We will ask the attorney to review this letter prior to sending it to Mr. Barnett.

New Board Member – Mike Delk has resigned and his replacement is Lanitta Delk. Lynn Barnett has approved the change.

A report of cattle being driven on ranch property in Division 7. Karen Olsen will draft a letter to Mr. Dagnon (owner of cattle).

Richard Milligan will send a letter to Brain and Felicity Rabe regarding the locked gate on the ranch road.

Bev Hunt will send written approval to Bonnie Terry regarding her building plans.

Karen Olsen attended the Washington State Department of Transportation conference on the basics of a good gravel road. Karen said the key points of any gravel road are: base, width, crown and ditching.

Future meetings will be held every other month. The next meeting is scheduled for September 8, 2001 at 9:30 am.

Meeting adjourned.

Minutes respectively submitted by Bev Hunt secretary.

Nine Mile Ranch Home Owners Association

July 28, 2001

notes from meeting

Meeting called to order around 9:40am

Lloyd Showalter spoke regarding several issues:

I. Snow Plowing

Several people have been unhappy with the person (Bob Reese) who had been plowing the roads. Another person was found who is a Nine Mile owner, has plowed for the county and is familiar with the roads (Ted).

There are 36 miles of road - It costs \$774 each time the road is plowed (all divisions)

If the plowing was done in pieces, it would cost \$21.50 per linear mile. This is the standard snow plow or sanding rate.

II. Lloyd just wanted to inform the board that he is meeting with the Sheriff today regarding a Nine Mile neighbor (Mike Emers) who has been shooting with "Jack Daniels": just having fun. This has been a reoccurring situation, and Lloyd has had stray bullets come onto his property (side of his barn) because of this. He had addressed the issue with the neighbor, but it doesn't seem to stop the discharge of firearms as is prohibited in the protective covenants. Much discussion followed. Suggestions were made to establish a grievance procedure as follows:

Set of standards to follow:

1. Individual communication, one-on-one, between the parties involved in the complaint. The first course of action should be to resolve the matter between themselves. In the event the issue/matter is not resolved between the two parties, proceed to steps 2 and 3.

2. Send a written letter of complaint/grievance to the "violator" and a copy to the board.

3. Individual and another land owner approaches the party in said violation, two-on-one. At this point the local Law enforcement/Sheriff may be involved as deemed necessary. This action is to help resolve the issue and maintain good standing between all land owners. If the issue still persists, proceed to step 4.

4. Notify the board of the current situation and request a letter from the board to all parties involved. This letter from the board would be a predrafted form letter which would contain:

- A. Acknowledgement of initial complaint
- B. Individual lot owner and division/lot number
- C. Covenant/Bylaws section in violation
- D. Request to conform to the protective covenants/bylaws
- E. Referral to the ACC, who has authority to take action as appropriate
- F. Warning of legal civil action that may follow

G. Request for (written) response within a specified period of time, informing of intentions.

III. Spraying... Lloyd wanted to know if letters were sent, as it is necessary to clarify "weed spraying" in these letters to all members. Discussion followed and included a review:

- Established at the annual meeting by a show of hands (majority). Homeowner's association will initiate action for all lots/roadways/easements to be sprayed for control of the weeds. This course of action was accepted. Individual lot owners who are in opposition to chemical sprays could take it upon themselves by submitting a letter of exclusion to the board, notifying of their intent to handle their own lots and where their property adjoins to the roadway. The individual lot owner must also flag their lot, identifying that they want to be excluded from the chemical spraying. In the event that the individual property owner fails to control their weeds, the Homeowner's Association then may notify this individual property owner that spraying will take place as necessary for weed control.

Kirk Johnson shared about several issues:

I. The Weed spraying letter will be drafted and sent.

II. A drive was taken as an evaluation of the road condition/construction issues over 68 miles of Nine Mile Ranch roads. This drive included the following people: Lynn Barnett, Rick Ingle, a Tollefson representative, Nancy Stubbs, and Kirk Johnson.

Association maintenance issues were discussed which included: road construction, absence of crushed rock, etc. These comments were made regarding Lynn Barnett's involvement:

- "no standard applies to the construction of the roads"
- "roads were built as he sees fit"

Much discussion followed, among which were concerns and questions.

Q: Were the roads assessed during this drive?

A: Yes

Comment: The roads are in their prime condition this time of year and doesn't seem like an evaluation/assessment could possibly be seen as accurate. This doesn't take into account the spring thaw, drainage, slope, etc.

Much discussion followed and included a specific request as follows:

- Don't close the door on the road construction issue as far as the association is concerned.

Kirk agreed to this suggestion and further mentioned he may consult a lawyer regarding roads/legal representation. Discussion that followed included:

- Maintenance
- Regrading
- Reditching
- Rebuilding

Should be Lynn Barnett's responsibility to pay for reditching because of the

power/phonelines being installed.

Kirk Johnson, Steve Johnston, and Rich Milligan agreed to be involved by drafting letters, meeting with lawyer/consulting, etc.

Karen Olsen provided a multi-page handout from an intensive "road Workshop" to the board.

Next meeting set for the second Saturday August at 9:30am

Adjourned.

Approved

NINE MILE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 19, 2001

1:00 PM - Meeting called to order.

Members present - Kirk Johnson, Mike Delk, Bev Hunt, Bill Hendricks, Steve Johnston, Bill Baker, and Carroll Wright.

Karen Olsen and Brian Rabe has resigned from the Board. Their resignation has been accepted. Kirk Johnson volunteered to be the new President.

The approval for the minutes from April and May are tabled until the next meeting.

We need to make wise decision regarding roads and assessments.

Discussion of where to hold the Annual Meeting. Chuck and Maria Thompson have donated the use of their property. Decision to hold the meeting at the Thompson's is unanimous.

Suggestion of having an auction or a fund raiser at the Annual Meeting. General discussion. Decision to hold a raffle. Tickets will be \$1.00 each. Ana Baker will purchase prizes. All proceeds from the sale of tickets will go in the general fund.

Carroll Wright presented his letter for approval. Motion to accept letter with Kirk Johnson's suggested changes. Motion passed.

Need cover page inviting owners to the annual meeting. Kirk will draft something.

Discussion of what food to serve at the Annual Meeting. Bev Hunt will purchase hamburgers, hot dogs, condiments, soda and paper supplies. Bev Hunt will obtain permission to use the picnic tables and benches from Ron Powers. Kirk will organize volunteers for work on the day of the Annual Meeting.

Meeting adjourned.

Minutes respectively submitted by Bev Hunt, secretary.

Approved

NINE MILE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 5, 2001

10:00 AM - Meeting called to order.

Members present - Karen Olsen, Mike Delk, Bev Hunt, Bill Hendricks, Steve Johnston, Bill Baker, and Carroll Wright.

Roads - Tolefson has finished work on the roads until spring.

Karen Olsen and Carroll Wright will be attending a "road seminar". They will report back at the next meeting.

Assignments to drive the Ranch roads and analyze what condition they are in are as follows:

Div 7 & 8	Steve Johnston and Bill Hendricks
Div 6 & 1	Karen Olsen and Mike Delk
Div 3 & 2	Bev Hunt and Carroll Wright
Div 4 & 5	Karen Olsen and Carroll Wright

The deadline for completing this task is May 19, 2001. The next meeting will be held at Karen's house on May 19th at 1:00 pm.

We need to document on the maps the following: 1) history of promise, 2) date it was promised, 3) what work was done 3) outline cost of needed repairs if we accept roads as they are now.

Options would be: 1) leave roads as they are 2) raise fees, 3) split road responsibilities to each division, and 4) convince Lynn Barnett it is in his best interest.

Suggestion for displays at the Annual Meeting are as follows: 1) large map, 2) letters from the attorney, 3) transparencies of expected repairs, 4) Lynn Barnett's letter, 5) road map, and 6) cost per mile of repair.

Karen Olsen has talked to Janet from the Okanagon Weed Board to determine what can be done for control of weeds. Janet suggested using bugs and natural grasses as a low maintenance cost plan.

Motion by Karen Olsen to invest the cost of purchasing shorter grass seeds available from the County Weed Board. Seconded by Bill Hendricks. Motion passed.

Motion by Karen Olsen to have mowing done after getting costs on bids. Mike Delk seconded. Motion passed.

Fire - Mike Delk will get some information and try to have a speaker talk to us. Goal is to obtain "fire guidelines for Okanagon County. Is there anyone that would like to volunteer to investigate the writing of a grant to obtain fire equipment?

Suggestion for the Annual Meeting to cover topic of "Open Space" and what it means to the owner.

Karen Olsen would like to re-visit changing some of the covenants. General discussion. Majority of board are against making changes. Instead would like to see a letter sent to owners asking, "what they want us to do regarding issues of importance".

Do we want an information meeting on the west side? General discussion. If we have action items that require a vote it would be beneficial. If no action items we do not need a meeting there. Motion by Carroll Wright - as there is no issue it is not necessary to have a meeting on the west side. Seconded by Bev Hunt. Motion carried.

It is our job as a Board of Directors to know enough about what is of value to the owners. To let them know, fix issues, inform them of bad news and prioritize the issues. We are responsible to know more than the owners know.

Karen Olsen suggested we keep costs down for the annual meeting and not spend money on food. General discussion. Motion by Mike Delk to serve 6 deli plates and soda pop at the annual meeting. Seconded by Bill Hendricks. Motion passed.

Motion by Steve Johnston to adjourn. Seconded by Bill Hendricks. Motion passed.

Minutes respectively submitted by Bev Hunt, secretary.

Approved

Nine-Mile Ranch Homeowners' Association
Board of Directors Meeting
April 21, 2001
Minutes
1:00 PM - 4:00 PM

1:00 AM called to order by Karen Olsen, President. Board Members present Carroll Wright, Bev Hunt, Karen Olsen, Steve Johnston and Mike Delk. 4 Homeowners present.

OLD BUSINESS

Changes to the March 17, 2001 minutes are as follows: Paragraph 1, Floyd Fulmer attended the meeting as a potential member, Paragraph 5, The attorney advised that language can be written that will continue to accrue interest. Paragraph 6, Add Division 4 - Usual trouble spots and Division 8 - Road is in bad condition.. Paragraph 8, change "unable" to able. Add "Other options will be explored

Paragraph 1 - Remove Floyd Fulmer as "Board Member." Add "Floyd Fulmer attended the meeting as a potential Board Member.

Paragraph 2 - Remove "Floyd Fulmer."

Paragraph 5 - Change first sentence to read "The attorney advised that language can be written to state that interest will continue to accrue."

Paragraph 6 - Add Division 4 - usual trouble spots, Add Division 8 - bad conditions

Paragraph 8 - Change "Unable" to "able". Pre-meeting - Add sentence - "Other meeting place options will be explored.

Motion by Carroll Wright to approve minutes with above corrections. Seconded by Steve Johnston. Motion passed.

Treasurer report -Current balance in the checking account is \$27,396.80. The certificate account balance is \$8,462.26. Assessments still owing from previous year is \$7,619.28. Bev Hunt will find the \$525.03 error that misdirected the funds to an incorrect account. There are no outstanding debts owed by the Association. The 2001 annual assessment will be sent out June 1, 2001. (220 total lots)

Karen Olsen reported the Okanogan Weed Board would like to update their list of owners. Bev Hunt will provide a current name and address of owners.

Past due assessments

- \$2,551.41 - Liens to be placed (Requested parcel numbers from Okanogan County)
- \$1,175.01 - using a payment plan
- \$ 158.26 - small balances continue to bill
- \$1,088.21 - Written off (repossessions by Barnett and Litchfield)

Thank you to Bev for her collection efforts.

Welcome letters are being sent to new owners. The letter contains general information such as Board Member contact list and a copy of the last published newsletter.

Budget - In February a budget was approved. However, no one seems to have a copy of it. Bev Hunt gathered all the various data and would like the Board to address approval at the next meeting. We need to secure a place for money by processing foreclosures on owners that have not paid.

Discussion of road maintenance. To reconstruct roads would be very expensive. Repairing roads is less expensive. When Lynn Barnett has finished the work promised we will look at what is left and then we will assess what needs to be done.

Motion by Carroll Wright to approve \$16.00 invoice from Ogden Murphy Wallace, attorney. Seconded by Karen Olsen. Motion passed

Motion by Steve Johnston to approve financial statement. Carroll Wright seconded. Motion passed.

Brian Rabe will reschedule the speaker from DNR.

Each Board member should look at the roads to see if acceptable.

Would like to see a dialogue in the next newsletter of what Lynn Barnett has promised and what he has delivered. Include information how much can be accomplished if the dues are at \$100, \$200, \$300 a year for each lot.

Weed spraying. General discussion. Kirk Johnson presented an extensive document on weed spraying and road maintenance programs.

Question was raised "who owns the easements". Owners own the easements, the Association has the responsibility of maintaining those easements.

Thanks to Kirk Johnson for his research and presentation on roads and spraying.

Lynn Barnett wants to see a cap on the assessment fee. This would require a Covenant change. General discussion regarding if we want to make changes to the Covenants. Motion by Carroll Wright we take our time to reassess the need for changes to the Covenants. Motion by Steve Johnston to table "cap issue". Seconded by Karen Olsen. Motion passed.

A special meeting is called for May 5, 10:00 AM. The topic will be: spray, annual meeting, road issue, west side meeting, and communications.

Respectively submitted by Bev Hunt, Secretary.

approved

Nine-Mile Ranch Homeowners' Association
Board of Directors Meeting
March 17, 2001
Minutes
10:00 AM - 1:00 PM

10:00 AM called to order by Karen Olsen, President. Board Members present Brian Rabe, Carroll Wright, Bev Hunt, Karen Olsen, Bill Hendricks, and Steve Johnston.

Introduction of new Board Members – Bill Hendricks, and Steve Johnston.

Floyd Fulmer attended the meeting as a potential member.

Old Business

Treasurer report by Bev Hunt – Checking Account balance is \$25,128.94, Certificate Account balance is \$8,377.81. Annual association statements will be mailed out by June 1, 2001. Owners have until July 31, 2001 to pay. Interest will be charged at the rate of 1% per month starting August 1, 2001.

Gates – Pine Bluff gate will be moved out of the easement. The gate for Division 7 was removed because of vandalism. It is scheduled for reinstallation this spring.

Attorney report by Carroll Wright – The attorney advised that language can be written that will continue to accrue interest. This also applies when a lot owner refuses to pay the year after a lien is placed. The cost of removing a lien is minimal – no actual quote was given.

Current road conditions.

- Division 1 – is in better shape than most – ditching problems, big rocks
- Division 2 – fairly good, easement needs to be build up to Nine Mile road level, phone lines are shallow, cul-de-sac has very deep rock and weed growth
- Division 3 – easement problem
- Division 4 – usual trouble spots
- Division 5 – cul-de-sac problems – weed problems -
- Division 6
- Division 7 – incomplete cul-de-sac
- Division 8 – road is in bad condition

Discussion about the problem created when weeds grow in the road. Karen Olsen will get a quote from Craig Tomlinson for spraying 12 feet from the center of the roads.

ARC Guidelines – Tabled

Annual Meeting – Date is June 23, 2001. Oroville high school has been reserved from 10 AM to 4 PM at no charge. Discussion – we may not be able to conduct any business unless we have a majority of homeowners present or their proxies. Other options will be explored. If a pre-meeting is held on the west side the Embassy Suite quoted \$375.00 just for a room.

Homework Assignment. Read through the By Laws to determine what business can be conducted at the annual meeting and what percent of owners need to be present to approve motions or make changes. Remember we can accept votes by email. What business do we want on the agenda for the members to vote on (60% versus 20%)?

Future direction of the Board. Discussion only. Should we create an informal committee of people that only use their property for recreational so we can get their views – how do the guideline fit, don't fit or are

applied to their usage. Another idea – Have someone in each division visit and chat with campers to advise them of fire dangers.

Fire – General discussion. Brian Rabe will set up a speaker for the next board meeting to discuss fire and what we can do to protect the owner's property. A short-term solution is to put an article in the next newsletter.

Motion by Brian Rabe to approve and use correct wording in the February 17, 2001 minutes. Change name from Lloyd to Floyd. Seconded by Bill Hendricks. Motion passed.

New Business –

Tacoma Land Company reported they lost a sale because there was no dollar lid on the special or emergency assessments. Lynn Barnett wants our help in getting this changed. There is a possibility that Lynn can vote on issues. Ron Powers will check with their attorney.

Homework Assignment. Look thru Covenants & By Laws for items that need to be changed. Some ideas are excessive powers, no time limit for Lynn Barnett appointing Board Members, no annual fees for property that has been reposed by TLC, and no time limit for "Options."

Roadwork by Tolefson has been scheduled to start March 19th or 20th.

Motion by Carroll Wright to approve \$173.83 reimbursement to Bev Hunt. Items being reimbursed are postage, paper and office supplies. Also, approve \$2.34 reimbursement to Sigrid Esfeld for postage. Seconded by Bill Hendricks. Motion passed.

Motion by Brian Rabe to adjourn. Seconded by Carroll Wright. Motion passed.

Next meeting date is April 21, 2001 at 10:00 P.M. to be held at Karen's house.

Respectively submitted by Bev Hunt, Secretary.

NineMile Ranch Homeowners Association
Trial Balance
 As of March 15, 2001

03/15/01

	Mar 15, '01	
	Debit	Credit
Interwest Certificate Account	8,377.81	
Interwest Checking Account	25,128.94	
Accounts Receivable		503.17
Undeposited Funds	0.00	
Accounts Payable	0.00	
Opening Bal Equity		11,427.66
Retained Earnings		20,435.67
Annual Assessments		5,295.02
Miscellaneous Income		340.00
Uncategorized Income	33.33	
Bank Service Charges	4.00	
Contributions	340.00	
Federal Income Tax	150.00	
Office Supplies	20.00	
Postage and Delivery	352.75	
Printing and Reproduction	257.43	
Professional Fees:Legal Fees	394.91	
Road Maintenance:Gates	665.69	
Road Maintenance:Snow Removal	2,532.00	
Interest Income		255.34
TOTAL	38,256.86	38,256.86

03/15/01

NineMile Ranch Homeowners Association
Profit & Loss
 January 1 through March 15, 2001

	<u>Jan 1 - Mar 15, '01</u>
Ordinary Income/Expense	
Income	
Annual Assessments	5,295.02
Miscellaneous Income	340.00
Uncategorized Income	-33.33
Total Income	<u>5,601.69</u>
Expense	
Bank Service Charges	4.00
Contributions	340.00
Federal Income Tax	150.00
Office Supplies	20.00
Postage and Delivery	352.75
Printing and Reproduction	257.43
Professional Fees	
Legal Fees	394.91
Total Professional Fees	<u>394.91</u>
Road Maintenance	
Gates	685.69
Snow Removal	2,532.00
Total Road Maintenance	<u>3,197.69</u>
Total Expense	<u>4,716.78</u>
Net Ordinary Income	884.91
Other Income/Expense	
Other Income	
Interest Income	255.34
Total Other Income	<u>255.34</u>
Net Other Income	<u>255.34</u>
Net Income	<u><u>1,140.25</u></u>

03/15/01

NineMile Ranch Homeowners Association
Profit & Loss by Class
 January 1 through March 15, 2001

	<u>Unclassified</u>	<u>TOTAL</u>
Ordinary Income/Expense		
Income		
Annual Assessments	5,295.02	5,295.02
Miscellaneous Income	340.00	340.00
Uncategorized Income	33.33	33.33
Total Income	<u>5,601.69</u>	<u>5,601.69</u>
Expense		
Bank Service Charges	4.00	4.00
Contributions	340.00	340.00
Federal Income Tax	150.00	150.00
Office Supplies	20.00	20.00
Postage and Delivery	352.75	352.75
Printing and Reproduction	257.43	257.43
Professional Fees		
Legal Fees	394.91	394.91
Total Professional Fees	<u>394.91</u>	<u>394.91</u>
Road Maintenance		
Gates	665.69	665.69
Snow Removal	2,532.00	2,532.00
Total Road Maintenance	<u>3,197.69</u>	<u>3,197.69</u>
Total Expense	<u>4,716.78</u>	<u>4,716.78</u>
Net Ordinary Income	884.91	884.91
Other Income/Expense		
Other Income		
Interest Income	255.34	255.34
Total Other Income	<u>255.34</u>	<u>255.34</u>
Net Other Income	<u>255.34</u>	<u>255.34</u>
Net Income	<u><u>1,140.25</u></u>	<u><u>1,140.25</u></u>

NineMile Ranch Homeowners Association
Expenses by Vendor Summary
December 1, 1999 through March 15, 2001

	<u>Dec 1, '99 - Mar 15, '01</u>
Berkman, Burgher and Purdy	100.00
Daniels, Jean	868.56
Internal Revenue Service	193.00
Karen Olsen	1,886.61
Lloyd X. Showalter	655.00
Loomis Ag Service	312.04
Office Depot	326.56
Ogden Murphy Wallace, P.L.L.C.	394.91
PEMCO	1,297.41
Robert Reese	2,532.00
Secretary of State	10.00
Sigrid Esfeld	320.54
Steve Stubbs	42.00
The Sitzmark	50.00
Tim's Enterprises	1,245.00
TOTAL	<u>10,433.63</u>

Approved

NINE MILE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 17, 2001

1:15 PM Meeting called to order

Members present - Karen Olsen, Brian Rabe, and Carroll Wright.

Reviewed minutes from previous meeting held 21 October 2000. Karen Olsen suggested a correction to the correction of the September 23, 2000 minutes: "Motion by Karen Olsen as a compromise about cost of gates: The association will pay half of the costs to purchase gates and related material for those Divisions that believe a gate installed at their entrance(s) will significantly reduce the amount of outside traffic on our roads." Also, regarding the Wildfire Protection Committee, the first sentence is changed to read: "Lloyd Fulmer has expressed interest in serving on a fire protection committee in the past." Motion by Brian Rabe to approve the minutes. Seconded by Carroll Wright. Motion passed.

Treasurer's report. Due to a snow storm in the mountains, Bev Hunt, treasurer, has not able to attend. Because email files did come through, only a brief overview of financial issues could be reported. Phone notes from Karen Olsen were as follows: Of the 218 lots sold, 58 lots are consistently in arrears. If everyone paid up, we would have an income of \$21,800 during 2001. Anticipated income is \$16,000. Amount paid out in 2000 totaled \$4,913.06. YTD expenses for 2001 are \$1,694.

Motion by Karen Olsen to place liens on individual properties after one more warning letter to all owners who are delinquent on their association dues. Liens will not be placed on properties whose owners are involved in civil cases with TLC until after court settlement. Seconded by Brian Rabe. Motion passed.

Motion by Karen Olsen to designate Carroll Wright as the Board's single point of contact for all business with attorney, Peter Fraley. Seconded by Brian Rabe. Motion passed. From ensuing discussion Carroll will contact Peter Fraley to see if interest can be added to lien values (during the time association dues are not being paid) and how much it will cost to release a lien upon payment.

Motion by Karen Olsen to approve 2001 budget for NMR HOA (see attached) Seconded by Carroll Wright. Motion passed.

Motion by Karen Olsen to reimburse Steve Stubbs for snow plowing in Division 3 on the same terms and conditions that Bob Reese is reimbursed on for the other divisions. He will be paid \$20.00 flat rate each time Lloyd Showalter authorizes Bob Reese to plow Division I and IV. Seconded by Carroll Wright. Motion passed.

Motion by Karen Olsen to get estimates for weed control for portion of NMR roads covered by easements and for pre emergent weeds for all roads, road banks, and ditches. Carroll Wright seconded. Motion passed.

Motion by Karen Olsen to make the following reimbursements:
Steve Stubbs for plowing services for 2000=2001 winter per above motion
Bev Hunt for \$34.00 postage stamps
Attorney Peter Fraley \$391.00 for services rendered (his advice on placing liens on property for which association dues are delinquent)
Karen Olsen for \$665.69 for purchase and installation of NMR road gates
Karen Olsen for \$832.00 for NMR HOA business expenses for the past several months
Seconded by Carroll Wright. Motion passed

Discussion on future direction of the board. More board membership is needed. The following lot owners are recommended to Lynn Barnett as potential board members:

I	Kathy Ozmimek
IV	Kathy Fulmer
V	Richard Lindstrom

VI Gary McNulty
VII Bill Hendricks
VII Nancy Gilbertson

-----We may need or want to form a recreation committee.

-----We need to build and post a HOA website where all owners could read board meeting minutes, get current info on NMR, read the newsletter, and have e-mail links to board members. Brian Rabe will try to find someone willing to maintain the website.

-----Discussion on agenda for annual meeting Regarding location: We will try to get Oroville HS for the meeting site (Confirmed). Also discussed the advantages of having an "information" meeting on the west side prior to the June annual HOA in Oroville. Also, we need to develop proxy language so that we have sufficient votes in advance to be able to conduct business.

-----Discussion for a newsletter for April. Newsletter to include info on weather, roads, wildlife, weeds, announcement of annual meeting, and information on the meanings of "open space" land classification and the tax ramifications of changing property classification.

3:55 Motion by Karen Olsen to close the meeting. Seconded by Carroll Wright. Motion passed. Minutes of Nine Mile Ranch Homeowners' Association Board of Director's Meeting.

Minutes submitted by Brian Rabe and Karen Olsen.

December 17, 2002

To: Nine Mile Board Members

A motion has been presented by Karen Hicks and then seconded by Steve Johnston today and is as follows:

That we the BOD accept the proposal from Kirk Johnson to keep his entire drive path (from 9 mile road to the entrance of the Johnson's driveway) according to the standards set forth by the Okanogan County Weed Control Board and per the roadway maintenance clause specified under Article V, Section 1 in the CCR's.

I spoke with each of you and obtained a vote by phone and here is the final tally:

Karen Hicks	Yes
Steve Johnston	Yes
Nita Delk	Yes
Roy Breedlove	Yes
Bonnie Terry	No
Bill Hendricks	No
Bill Baker	No

This confirmation by phone must be followed up by a signature from each BOD and returned to me by January 1, 2003. This should be ample time since I am furnishing you with the slip to sign and my self addressed and stamped envelope.

The vote and its results shall be read at our next scheduled BOD meeting and therefore will be put into the minutes.

Discussion of this issue has taken up so much of our time in previous meetings that it deserves a rest until road maintenance activities resume in the spring.

I wish each of you and your families the best of holidays!

Sincerely,



Roy Breedlove, President
Nine Mile Ranch HOA

Nine Mile Ranch Home Owners' Association
SPECIAL BOARD MEETING • DECEMBER 7, 2002

Meeting called to order 9:12am

Those present: Roy Breedlove, Bill Hendricks, Nita Delk, Bonnie Terry, Bill Baker, Karen Hicks, Steve Johnston, and 11 guests.

Flag Salute - Roy

Remembrance and Thanks - Roy

We took a moment to remember the historic significance of this day. WWII veteran Bill Baker shared that he was flying A-20s in England, and board members all expressed appreciation for all veterans.

Conduct of meeting - Move along on agenda and have comments at the end.

No minutes were approved because this is a special meeting. Minutes will be read and approved at the next regular Board meeting.

Treasurer's Report - Bonnie

Bonnie collected all information from Bev Hunt and installed the bookkeeping program on computer. It was a smooth transition. Overall, the books look good, and Bev is still available as we may need advice and/or information. As of 11-21-02, balance in account is \$23,853.48. Certificate of Deposit account was not brought to meeting.

There are \$3-4,000.00 in delinquent accounts that is unrecoverable because liens were not placed prior to the landowners selling or returning their properties.

Old Business -

Motion - Nita: (Made by phone and e-mail prior to meeting) I move that the board hires Phil Barto to provide the road engineering recommendations by November 29th, 2002 for the amount not to exceed \$1,200.00.

Second - Bill Baker

Passed - 6 yes, 1 abstain

Road Committee Report - Lloyd Showalter

Met and accompanied road engineer from Spokane, Phil Barto, on drive through Nine Mile Ranch roads. Two specific areas were targeted: Entrance to Division 5 on Mallard Drive, and entrance to Division 7 on West Corral Drive. Both areas cross creeks, one of which is type 3 water (fish bearing). His report was not completed by the time of this meeting, but it should arrive before the end of the year. A rough estimate for correcting the areas was near \$100,000.00.

DNR road abandonment issue was discussed at length. DNR personnel, Randy Nielson, said they will deal with the recorded property owner, Paul Loe, and stated that there should be no more working with the bank from above. Some feel they don't need to do anything with less than 500 acres, but DNR guy says that's not so. DNR does not allow more than a 9-inch drop, and there is currently 3 feet. DNR is in court now and some things may change. Even shocking the creek may change classification of water, but it still won't effect the culvert and roadbed issue. It was suggested that removing some trees may help improve Mallard Drive.

Directive: Trees should only be marked. No trees should be removed without first consulting with DNR and getting a permit from the landowner, Paul Loe.

New Business

Visit with Landowners - Mike Delk

In response to the BOD's request, Karen, Mike, and Nita made a visit to the Johnsons' to better understand their perspective. The issue with Mallard Drive goes back to the landowner and the county standards with regards to the easement. Should be handled according to weed board

specifications with BOD. Lloyd mentioned that the Association now has a written understanding with Paul Loe regarding weed control on Mallard Drive. Steve pointed out that an owner cannot close an easement to someone's property, by law. There was no answer as to who assumes liability. No further discussion.

Correspondence - Roy

Roy received a letter from Karen Olsen with her personal recommendations to look at launching legal action, form a committee to explore options with attorney, Peter Fraley, and offered to head up this committee. A copy of her correspondence was made available for those who wished to read it.

Old Business

Contact with Attorney - Roy

As suggested, Roy contacted Ogden, Murphy, & Wallace to obtain a written fee schedule with attorney, Peter Fraley. He spoke with Brian Walker and received information as follows:

- Fees vary between \$120 to \$210 per hour
- \$150/hr is standard fee for Brian Walker
- \$170/hr is standard fee for Peter Fraley

Roy mentioned that these rates are scheduled to increase in 2003. Bill H. thought the BOD should proceed with getting legal recommendations before any action is taken. Nita stated that she is opposed to pursuing any legal action against declarant or anyone else, and would like to come to agreements face-to-face rather than using legal documents to communicate.

Motion - Bill B.: Form a committee to thoroughly look into handling the situation involving roads in Divisions V and VII, as well as accepting the roads as they are and see what options we have.

Second - Bill H.

Discussion: Review the road engineer report and Lloyd, Nita & others sit down with Lynn Barnett. It was recommended that the following people form this Solutions Committee: Nita Delk, Lloyd Showalter, Karen Olsen, Jean Daniels, and Kevin Griffin.

Passed - 6 yes, 1 abstain

Code of Conduct - Roy

We have all previously received copies to review of the proposal for the Code of Conduct.

Motion - Karen: That we accept the code of conduct

Second - Steve

Passed - Unanimous

Letter addressing improper construction of driveway - Roy

Revisited the letter to homeowner requesting that the driveway be brought into compliance. The deadline has come and gone without the work being done. CC&Rs were read to state the basis of BOD's authority and the request: CC&R article V, sections 1 and 2, as well as the Bylaws article VII, section 1, a, and section 2, e, g, j, and k.

Motion - Bonnie: Write a second letter stating that the first deadline was missed and the driveway was not brought into compliance to have the work done under the CC&Rs - if not done by deadline, the Board may exercise the option of contracting the work done and submit the bill to the landowner for remittance. If unpaid, a lien will be placed on the property(ies).

Second - Nita

Passed - Unanimous

ACC - Harry Mericle

Harry has been responding to submissions from land owners in writing. No committee has met. He has used the Association secretary to draft letters for him in the past, and would like to continue. It was recommended that he contacts the other ACC members when a request is made and connects with them, even over the phone. The current secretary's contact information was provided.

Miscellaneous Topics

Reimbursements - Roy

Reasonable costs incurred by handling Association business is approved for reimbursement such as long distant phone calls, cost of copies, postal fees, etc. Those board members, and committee members incurring costs may submit the amount to the treasurer for reimbursement.

Road conditions - Bill H.

The state of the "dust bowls" in Division VII roads were mentioned. Concerns with roads should be directed to the Road Committee for their recommendations to the board.

Communication - Karen

It was recommended when a committee meets for a formal meeting that they invite board members to attend. This will help with communicating between each other.

Web site - Nita

Nita will work on building a web site (ninemileranch.com) that will have e-mail capabilities. Anyone would be able to view wildlife and land photographs, minutes, policies/procedures, CC&Rs, meeting dates, etc. A domain name fee is around \$70. Building a web site can generally cost around \$300 and Nita has arranged to have this fee waived. Maintaining the site is what takes the time and effort. Anyone wishing to help please let Nita know.

Road maintenance - Lloyd

The BOD needs to establish road maintenance and clarify the policy in a newsletter with regards to weeds, spraying, etc.

Next Meeting date:

February 8, 2003

The Peerless Restaurant, Oroville, WA

9:00am

Motion - Bill H.: Adjourn meeting

Second - Bill B.

Passed - Unanimous

Meeting adjourned at 11:20pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Home Owners Association
BOARD MEETING
October 26, 2002

Meeting called to order 9:00am

Those present: Roy Breedlove, Nita Delk, Bill Hendricks, Bill Baker, Karen Hicks, Steve Johnston, and 10 guests, with guest speaker Anna Lyon from the Okanogan County Noxious Weed Board.

Flag Salute -Roy

Resignation letter submitted by Bev Hunt on October 25, 2002.

Bonnie Terry has expressed an interest in office of treasurer. We need to make a plan for a smooth transition.

Motion - Karen: Bonnie Terry take the position of treasurer

Second - Bill B.

discussion regarding an audit committee; recommend Bonnie Terry & Nita Delk.

Passed - unanimous

Directive: send out a newsletter quickly to membership informing of the current officers, board, committee members, contact information, etc. Mention snow plow information and procedure to the members.

Mention role of weedboard in our area (and attach copies of weed handout from weed board).

Minutes from August 24, 2002 were read

Motion - Bill H.: Approve the minutes as they stand.

Second - Karen

Passed - Unanimous

Minutes from September 14, 2002 meeting were read

Motion - Steve: Approve the minutes with corrections as follows: --- change last sentence at the end of the first paragraph to read: "John Shaw is the primary contractor and will provide backup." as well as correct the phrase following the first motion to read: "motion lost"

Second - Bill H.

Note that Lloyd Showalter volunteers to be the backup for snow plowing.

Passed - Unanimous

New Business:

Guest speaker, Anna Lyon, Okanogan County Noxious weed board representative. A typed summary is available by request from the secretary.

Old Business:

Related business: Johnson weed control issue.

Tours were taken by Roy, Karen, Nita, Lloyd of several areas of easements with

regards to weed control. Explained that the Johnsons are saying they want Meadowlark sprayed, but not Mallard.

TLC has given input that the reference in the covenants to no chemical dumping is taken out of context and does not apply to herbicide and weed control. Anna Lyon recommendation: Document from start to finish. Written documentation, specify dates, have pictures before, during, and after, with a known landmark on all shots. If they have an agreement with adjoining property owners, Noxious Weed board contacts that land owner first hand to verify, and further explain that they are still responsible for their own weed control even if someone else is doing the work for them.

Lloyd further explained about other HOA easements and those owned by Paul Loe, and Tom Rise by using a diagram. Loe has said he doesn't care how it is done, but weeds must be kept under control. Mentioned that Meadowlark was not sprayed, and the surface and ditches are overgrown with vegetation. More comments from the audience. Recommend establishing a policy regarding spraying weeds. TLC had all roads sprayed before we purchased. We have an obligation as an association to keep our weeds maintained with adjoining personal properties (Loe, Rise, etc.) as well as all of our association roads. We take care of roads, from center line, both ditches out. Minimum billing from Loomis Ag. is \$50. Cost is not prohibitive to spray, even on a return. \$3,000 is the quote.

Directive: Roadways must be clear of all vegetation. Make video of Mallard and Meadowlark as they are.

Obtain written understanding with Paul Loe. All responses should be in writing sent regular mail and certified. Make reference in minutes about all verbal communications. Specify that we really wish to work with the Johnsons, are planning to spray as weather permits, and there is a two-step process to follow. A landowner can only represent their own parcel(s).

Road concerns - Bill B.

DNR concerned with two areas: Division 7 entrance culvert, Division 5 stream culvert. They're not concerned with roads unless we can produce 200 board feet of lumber (forest land). They are concerned with roads slumping off into waterways. They will not give a permit, the roadway is too steep where it cuts off over the creek. It will not meet their standards. Some major work needs to be done. Could put in the application now to meet the specs that will be in effect later. There are a couple of options: Can't have over a nine-inch fall, there is a two foot fall now. The road won't be there later, it won't hold up. Paul Loe is the recorded property owner, so it will come back on him. Also, the Steinbeck's property line may be affected.

OPTIONS dig out large parts of the road, but can't go into the bank more, build up the proper road bed. Looking at \$20-30,000 dollars in culverts, that doesn't even touch the roads yet. Type 3 Fish bearing stream, 5 classes of water and/or land. There's a 9' waterfall down the road. DNR may have fish shocked to see if they can classify it differently, but we still can't have more than a 9" slope. Discussion followed. Concerns: haven't turned roads over to developer, but will come after the

owners of the properties. Will individual lot owners be responsible? - check with an attorney.

Recommendation was made that we consult a road engineer. Phil Barto (around \$750 - \$1,000) note: Division 5 was accepted March 1, 1996, and Articles were incorporated June 3, 1996. If time frame is an issue, it's been roughly 6 1/2 years. Nita will ask for copies regarding road easements with Loe/Barnett, Rise/Barnett and obtain any written agreements that the association may be obligated to uphold.

Motion - Bill H.: have Loomis ag spray for weeds on the roads and easements in the amount of \$3,000 and a road committee member accompany him.

Second - Bill B.

Recommendation: that we notify homeowners that we will be spraying - avoid having children out playing, animals not running around. Notify "when there is sufficient moisture . . . avoid being out of doors. Karen is willing to make phone calls directly to the homeowners.

Road committee will handle posting signs on entryways.

Passed - unanimous

Motion - Bill B.: -We accept the "Road Use and Driveway Construction handout" (as recommended by the road committee) and send it to all homeowners.

Second - Karen

Passed - unanimous

Motion - Nita: Send a letter from the board to all contractors that work on the development, all homeowners that the road committee identifies as potentially problematic, and to all members of the ACC along with the "Road Use and Driveway Construction" handout.

Second - Karen

Passed - unanimous

-Code of Conduct & Grievance procedure drafts were handed out.

To be reviewed again by the board members and decided upon at another meeting.

Special meeting called for Dec. 7, 2002 - 9am, at the Peerless (Oroville).

Topics for discussion: Road Engineer's recommendations, legal advice, action to take regarding roads and easements.

Motion - Bill H.: Adjourn meeting

Second - Bill B.

Passed - Unanimous

Meeting adjourned at 12:20pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Home Owners' Association
SPECIAL MEETING • SEPT 14, 2002

Meeting called to order 9:12am

Those present: Bev Hunt, Nita Delk, Bill Hendricks, Bill Baker, Roy Breedlove, Karen Hicks, and 11 guests.

Flag Salute - Roy

Welcome & Thanks - Roy

Road Committee -

Snow removal -

Received three bids. The committee recommended using John Shaw. There was further discussion about the bids and comparing the differences. Sanding is not an option for us to use during the winter as the sand piles are frozen. Note: an hourly rate can change with regards to the snow fall. Recommend paying a set amount as opposed to piece work. Further discussion about equipment, experience, removal procedures, and the snowfall levels varying in depth depending on location at each division, etc. The road committee has made their recommendations based on equipment and availability. John Shaw as the primary contractor and will provide backup.

Motion - Bev: accept bid from Tim Roberts for all divisions, and Steve Stubbs for Div. 3:

No second, **motion lost.**

Motion - Bill Baker: Accept bid as recommended by road committee from John Shaw for all divisions and Steve Stubbs for division 3

Second - Karen

Passed - 4 yes, 1 oppose, 1 abstain

Comments from the guests: Put sand in your car and be prepared for traveling in winter at Nine Mile Ranch. We all moved over here from various places, most from areas with little or no snow. Remember that we all are neighbors and we can work together. Clarification: we can plow when there is a minimum 3-4" of snow, and then it's a judgment call. Mike Delk will be the coordinator for snow removal.

Nancy Stubbs submitted her letter of resignation from the Board of Directors.

Bonnie Terry is willing to serve on the Board. She has communicated with Lynn Barnett.

Bill Baker made recommendation about road surface material.

Osoyoos Aggregate

Manuel Vieina

495-7600

cel# 498-7674

\$165/truckload (12 yards)

Motion - Bill H: We authorize no more than two loads of surface material on the specified problem areas of Div. 7.

Second - Bev

Discussion followed.

Passed - unanimous

Nine Mile Ranch Home Owners Association
BOARD MEETING
August 24, 2002

Meeting called to order 9:02am

Those present: Bev Hunt, Nita Delk, Bill Hendricks, Nancy Stubbs, Roy Breedlove, Karen Hicks, and 12 guests.

Flag Salute -Roy

Welcome & Thanks -Roy

Many thanks to several members who have helped us; previous presidents, committee members, and many other members were thanked.

Minutes from May 4 were read

Motion - Bev: Approve the minutes.

Second - Nancy

Passed - Unanimous

Minutes from Annual meeting June 22

Motion - Bev: Approve the minutes.

Second - Karen

Passed - Unanimous

Treasurer's report -Bev

Checking account balance- \$21,100

Savings account balance- \$23,900

No outstanding

No money has been received from Lynn Barnett with regards to his unsold lots

Old Business:

-Code of Conduct & Grievance procedure drafts were handed out and reviewed.

Motion - Bev: Table this agenda item for next meeting

Second - Karen

Passed - Unanimous

Cows -Bill

Still feel this is a problem that should be handled by the board. All actions have been exercised that we are able to do: calling cattle owners, calling sheriff, send written letters addressing problems, and yet the problem still remains an issue.

Motion - Nita: we mention in the newsletter, identifying any landowners willing to have pens on their land, send "Cattle in your yard" letter to homeowners.

Second - Bill

Discussion- update Cattle in your yard to be current with representative, cattle owners' phone numbers. NEXT step is to CALL SHERIFF.

Amend motion - Nita: We update our procedure for "Cattle in Your Yard" mentioning sheriff, cattlemen's phone numbers, current contact persons (if any), and include it with the newsletter -mentioning to keep documentation of incidents (log sheet, pictures, etc.), and allowing options for rounding up stray cattle and hold them in Tom Rise's pen on Chesaw Road, after we acquire a written agreement from him to do so.

Second - Karen

Passed -5 yes, 1 abstain

Motion - Bill: Lloyd is designated as the contact person and the board will support him.

Second* - Nancy

Passed - 5-yes, 1 abstain

NEW Business:

Snow plowing -

Road committee recognized as current - mention that new committee members are welcome to voice their interest.

Motion - Nita: Retain 3 members, David Lorz to the road committee AND mention in newsletter that ANY persons interested in serving on this committee please notify the board.

Second - Nancy

Further discussion. Nancy **nominate** Karen to be the liaison for the road committee & the board.

second - Bev

Passed - unanimous

Amend motion - Nita: Retain Lloyd Showalter, Mike Delk, Carroll Wright, adding David Lorz to the road committee

and Karen Hicks will be the liaison to the board AND mention in newsletter that ANY persons interested in serving on this committee please notify the board.

Second - Nancy
Passed - unanimous

Motion - Nita: We update our procedures for road committee (policies for snow removal, road maintenance, etc.) keep the contact persons for each division to report to the road committee, and if they are unavailable at any given time throughout the season, that representative will find a suitable replacement in their absence.

Second - Bill
Passed - unanimous

SNOW PLOWING-

One bid was received for the whole division, and one for division 3. Perhaps we should solicit people who may be interested to submit additional bids.

Motion - Nita: Special meeting called Sept 14th, 9am at Peerless, to review snow removal bids and discuss further issues.

Second - Bill
Passed - unanimous

Roy- subjects of concern.

If signs go down, they must be in place for emergency services to be able to respond.

Motion - Karen: The board authorize a cap for using emergency funds not to exceed \$100 which can be spent when it is identified for safety situations after gaining the approval of two additional board members verbally.

Second - Nancy

Discussion

Amended Motion - Karen: The board authorizes a cap for using emergency funds not to exceed \$100 which can be spent when it is identified for safety situations and contact with the appropriate committee responsible to handling the issue will be attempted, and after gaining the approval of two additional board members verbally, making reference to the RCW title 24.03.465 and -470.

Second-Nancy
Passed - unanimous

Roads- Bill

Weed issue on the roadways was revisited. Jean Daniels- commented that the roads look beautiful but mentioned an exception for spraying of weeds, particularly knapweed.

Motion - Bill: We follow through with what was previously decided with regards to spraying the weeds not being sprayed on the easements, and at the same time spray association roads for knapweed.

Second - Karen

Discussion. Several options were addressed, including mowing, pulling, etc. Statement was made that you can't effectively pull knapweed because of the root systems. It must be sprayed to bring it under control.

Passed - 5 yes, 1 abstain

Permission granted to purchase binders etc. for each member of the board. Permission to include the board members, past as well as present, and record updated information in the minutes.

- June 30, 2000: Gary McNulty appointed to serve on the ACC
- May 21, 2001: Steve Johnston (Div 8) appointed to serve on the Board of Directors
- May 21, 2001: William Hendricks (Div 7) appointed to serve on the Board of Directors
- May 21, 2001: Mike Delk (Div 6) appointed to serve on the Board of Directors
- May 21, 2001: Kirk Johnson (Div 5) appointed to serve on the Board of Directors
- May 21, 2001: Richard Milligan (Div 4) appointed to serve on the Board of Directors
- May 21, 2001: Bill Baker (Div 1) appointed to serve on the Board of Directors
- May 21, 2001: Roy Breedlove (at large) appointed to serve on the Board of Directors
- June 26, 2001: Nancy Stubbs (Div 3) appointed to serve on the Board of Directors
- June 26, 2001: Carroll Wright - removed from the board by Lynn
- May 14, 2002: Karen Hicks (Div 4) appointed to the Board of Directors
- May 14, 2002: Stacy Johnson (Div 5) appointed to the Board of Directors for remainder of term
- May 16, 2002: Richard Milligan retained on Board of Directors, hold office of president
- May 16, 2002: Kevin Griffin appointed to serve on the ACC
- June 18, 2002: Stacy Johnson resigned from the Board verbally
- June 22, 2002: Nancy Stubbs resigned from the Board verbally
- August 24, 2002: Nancy withholding her letter of resignation at this time - will remain on Board
- August 22, 2002: Marlene Bastian appointed to serve on the ACC verbally by Lynn

Four Recommendations from the road committee were read. Handout for suggestions of road & driveway construction were presented. These are attached. These will be discussed at another board meeting.

Letters: - Roy

Not necessary to read the letter aloud. They may be made available for any member to read. Members may summarize their letters in open forum.

Open forum:

Skip Ord - Interested in serving on the road committee.

How can we identify problematic road areas? It was mentioned that Division 7 has some areas that pose a hazard.

With regards to written documentation - the option of requesting a member's written letter should be made part of the record, and should be attached to the minutes.

Directive: Secretary provide 5 additional copies of papers for audience.

Contact Secretary if those members present want copies of materials such as-

- Code of Conduct
- Grievance Procedures
- Road Construction recommendations, etc.

Jean Daniels:- Letter addressing Bev Hunt's plan to provide an adult nursing care facility as a business on Nine Mile Ranch. Feels Nine Mile Ranch is not the right place for this business. Issue will be tabled for another Board meeting.

Motion: Table election of officers to the Sept. 14 meeting

Second - Nancy

Passed - 4-yes, 1-no, 1 abstain

Motion: Form an audit committee from the membership to look at our books.

Second - Bill

Further discussion. We would like a CPA to look at our books as well.

Directive: Mention to the membership about looking for a CPA (from within the membership)

Passed - 5-yes, 1 abstain

Nita mentioned that Lynn was seriously considering giving some land to the Homeowners' Association. This would be very helpful in a "common area" as well as a first response fire unit. Mike will get hold of Skip for first response with regards to fire issues.

Jean Daniels: formally request that the board use Peter Fraley as attorney of choice for Homeowners' Association issues, as previously decided and recorded in the minutes.

Request- Please put anything in writing and demand a written response from TLC.

Much discussion about "old business" issues that have been previously tabled... ACC, non compliance, excessive excavation, etc.

Lynn Barnett assured that he will work with the current road committee. (Lloyd, mike, Carroll, and whoever else may join).

To be discussed at another meeting:

Outstanding back balances that cannot be recovered.

Jean Daniel's letter regarding businesses at Nine Mile.

Code of Conduct & Grievance procedure

Road/Driveway construction recommendations

Motion - Bev: Adjourn meeting

Second - Nita

Passed - Unanimous

Meeting adjourned at 12:50pm

Minutes respectfully submitted by Nita Delk.

Nine Mile Ranch Homeowners' Association
Board Meeting & ANNUAL MEMBERSHIP PLANNING MEETING
May 4, 2002

Meeting called to order 9:32am

Those present: Richard Milligan, Bev Hunt, Nita Delk, Kirk Johnson, Bill Baker, Nancy Stubbs, Roy Breedlove, and 2 guests.

Motion-Nancy: Approve minutes submitted from last meeting (April 13, 2002)

Second-Nita

Passed-Unanimous

Old Business-

Kirk verbally resigned at previous meeting. Written resignation submitted today resigning from board.

Roads Update-

Kirk presented information regarding Roads: "To do this year and related work". (His typed pages are included in the records as an attachment on file). Divisions 1-5 are done. There is a bit of spraying left to do in Divisions 6 and 7. 34 1/2 miles of road had been quoted for spraying. 36 miles of road were covered, so there is an additional fee of \$463.00. Kirk hired Rob Smith to inspect & clear the culverts. A culvert legend has been created, and includes work to date for Divisions 2 & 5.

Motion - Bev: We hire Rob Smith to continue clearing culverts at the rate of \$11/hour

Second - Bill

Passed - no opposed

Costs for road maintenance should be around 4 times \$5,000/year (\$20,000). Without an increase in dues (or other major source of funding), don't see how this will be possible. Kirk recommends action ASAP regarding the issue of increasing dues \$100 (100%), and the possibility of making agreements with Lynn Barnett. Bill & Ann Baker shared information (from Canada) to bring roads up to spec.s: Current costs for building road/driveways - using wider width, 5/8" crushed, 2-4", spread and rolled = costs around \$3000/mile.

Stacey Johnson mentioned their disapproval and displeasure about their road/property being sprayed with chemicals. This goes against their wishes; want better communication & respect.

Money is wasted by spraying roads for weeds before they are maintained/graded. Rich will call Bill and Lloyd. Kirk agreed to continue coordinating road work & spraying.

Motion - Bev: Nominate Roy Breedlove as Vice President, no other nominations recognized

Second - Nancy

Passed - no opposed

Motion - Nancy: Nominate Nita as Secretary, no other nominations

Second - Bill

Passed - 1 opposed

Motion - Nancy: Nominate Bev as Treasurer, no other nominations

Second - Nita

Passed - no opposed

Motion - Bev: nominate Rich as president, no other nominations

Second - Nancy

Discussion: Lynn Barnett removed Rich from board, and he is no longer a land owner in Nine Mile Ranch. The majority of the board mentioned they would contact Lynn to consider otherwise, looking ahead in the bylaws where a representative of the Oroville area is recommended to be part of the board (and Rich is the current Oroville Chamber of Commerce President)

Passed - no opposition voiced

Motion - Bev: Nominate Nita as Sergeant of Arms, no other nominations

Second - Nancy

Discussion: we want to maintain a positive atmosphere in our meetings, and limit lengthy discussions so we can cover as many agenda items as possible, recognizing others in a timely fashion.

Passed - no opposed

There are board vacancies with regards to representation from Divisions 4 and 5.

New Business - Annual Meeting

Chuck & Maria Thompson will love to host annual meeting again. Please specify No Dogs, and No climbing on rocks. Nita will make signs. Lynn Barnett will allow us to use benches again.

\$500 budget suggested for this year's annual meeting. Bev will put a list of items together for purchase.

Nancy will donate a large coffee pot to the board for use. Nancy will put together raffle items. All raffle donation will be put back into the general fund. Nita will check into a sound system (mic/amp for use).

Kirk will provide music. Rich will arrange getting toilets. Mike (Delk) volunteered to help Barbecue. Bev will shop locally for supplies. Nancy will set up the condiment trays. Nita will bring a netting tent for the raffle table. Nancy will call about renting a tent (for shade). Nita will set up a suggestion box. Nita, Rich,

Bev will provide ice chests. Rich, Nita, & _____ will bring BBQs. Nita will make an invitation letter to be inserted into the newsletter. Stacey will help with folding/stuffing for mailing newsletter. Nita will make HOA Letterhead/Eps. Annual Meeting to be held on JUNE 22, 2002

HOA will provide: drinks; soda/juice/water/coffee/tea, hamburger (and vegetarian burgers), hot dogs, buns, condiments, plates, utensils, etc. We will hold a SHORT business meeting at 11am.

HOA will provide: drinks; soda/juice/water/coffee/tea, hamburger (and vegetarian burgers), hot dogs, buns, condiments, plates, utensils, etc. We will hold a SHORT business meeting at 11am.

Motion - Bev: A committee comprised of Bev, Nita, and Rich will take care of (carry forward and complete) the task of putting together the annual meeting notification to the membership, and getting it into the mail ASAP (prior to 30 days) of the meeting.

Second - Nita

Discussion: The committee will create the annual meeting agenda & handle the contents of the Newsletter. We will add that people can pay their annual fees at the picnic if they wish (they are due by July 1st). Bev will send (mail) for annual dues June 1st.

Passed - Unanimous.

Treasurer's report-

Bev provided update on financial information, budget for last year's annual report expenses, and will have a financial report at the annual meeting. It was mentioned to include financial statement in the mailing so the membership can view their own copy ahead of time.

Board Meetings -

Nancy suggested quarterly meetings strategically scheduled to coincide with Nine Mile Ranch needs. It was decided to hold meetings from 9:00am to 11:00am at the Peerless Restaurant in Oroville. (Bev suggested that the board always purchase coffee/tea for anyone attending.)

Suggest end of February, early April, May (prior to Annual), ANNUAL (June), August, (pre-winter), and October. It was decided to let the annual meeting committee handle creating the board meeting schedule, and to include the information in the newsletter to the membership.

Items to be revisited at next (or subsequent) meeting:

- Revisit the letter/form to the board that excepts property owner's lot from being sprayed.
- Instruct the general membership with regards to road usage & driveway construction.
- Slash piles created in Division 7.

Motion - Nancy: Adjourn meeting

Second - Nita

Passed - Unanimous

Meeting adjourned at 11:50am

Minutes respectfully submitted by Nita Delk.

NINE-MILE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

April 13, 2002

9:30 AM - Meeting called to order.

Board members present were: Richard Milligan, Steve Johnston, Kirk Johnson, Bev Hunt, Nancy Stubbs, Bill Hendricks, and Lanitta Delk.
Audience count was 6.

Kirk Johnson has resigned from the office of President. As decreed in the By-Laws, Vice President Richard Milligan is now the President for the remainder of the term. Kirk is still a member of the Board of Directors.

Richard would appreciate setting a two-hour limit on future meetings. To expedite this, every board member will be given a list of owners in the division. It is expected that board members will bring to the table any issue or concern that folks in their division have. Should an owner want to address the Board in person, they need to contact the representative for their division or can notify the President to be placed on the agenda.

Motion by Steve Johnston to approve the September 8, 2001 minutes. Motion seconded. Motion passed.

Motion by Steve Johnston to approve November 10, 2001 minutes with the following change. The motion on the last page should be changed to read "Bev-Motion: The HOA will provide reimbursement to Dave Lorz for half of the original purchase cost for the gate installed at the entrance to Division 7." Motion seconded. Motion passed.

Motion by Steve Johnston to approve March 30, 2002 minutes for information only reference. Nancy Stubbs amended the motion that the March 30, 2002 minutes be approved. Seconded. Motion passed.

Old Business -

Road committee report by Kirk Johnson: The committee members, Lynn Barnett, and Tolefson Construction met. Using the survey maps (April 2000 & August 2001) the team discussed each location, marked and approved a course of action. We will concentrate on the highly traveled roads and most troublesome spots first. The main roads have been graded and ditched. Extra charges have been identified because of weather and extra time to reshape thus the need for water compaction and the use of special rollers. It is expected the budget will overrun by \$1,000 to \$2,000. Committee members are urged to call Kirk every day as he is in contact with Roger (Tolefson Construction) for daily updates and decisions that need to be made. Kirk will provide a written report when maintenance is complete. Kirk has contacted Craig Tomlinson and will coordinate the weed spraying with the road maintenance.

The annual Homeowner's Association meeting date is set for June 22, 2002.

The next meeting is set for May 4, 2002. We will finalize plans for the annual meeting and discuss officer positions.

Motion to adjourn by Steve Johnston. Motion seconded. Motion passed.

11:00 AM meeting adjourned.

Respectively submitted by Bev Hunt.

Nine Mile Ranch Homeowner's Association

April 13, 2002

Addition to minutes - Attachment A

This is offered as a clarification to the 4-13-02 minutes as additional items were specifically mentioned and directives were made which were not included in the minutes.

Old business:

Roads update- by Kirk Johnson. The road committee members, Lynn Barnett, and Tollefson Construction met and drove all Association roads. Using the survey maps (April 2000 & August 2001) the team discussed each location, marked on large maps, and agreed to meet to prioritize a course of action before beginning. Recommend grading should be followed by rolling/watering otherwise soft earth is left at the top. This will definitely cost extra. We will concentrate on the highly traveled roads and most troublesome spots first. The main roads have been graded and ditched. Extra charges have been identified on Point Drive because of correction in the "dip". Barnett will pay 1/3, and Association will pay 2/3 (around \$5,100.00). Still stand on the decision not to release Lynn from responsibility in construction of roads, considering DNR R-maps proposals currently in legislation and what that might mean for the Association.

Directives:

- Create a newsletter to send to all homeowners including an update of issues we have been dealing with. Nita will handle the newsletter. We will discuss content of newsletter in May.
- Any votes by telephone should be followed up with a letter to each director. Discussion should happen before any vote is taken.

Agenda items for next meeting:

- Discuss content of newsletter.
- Annual meeting time/place/menu/entertainment/meeting topics.
- Driveway criteria be set up (to instruct on driveways).
- Schedule next year's meetings and propose a budget for the following year.

Agenda items for further meetings:

- Change of road signs (primitive roads-travel at own risk, private property, no trespassing)
- Excessive excavation & other issues that are still on the table

-submitted by Nita Delk

Nine Mile Ranch Home Owners Association (HOA)
Special Meeting: March 30, 2002
MINUTES

Meeting called to order 10:12

Board members present:

Bev Hunt, Bill Hendricks, Nita Delk, Kirk Johnson, Richard Milligan, Steve Johnston, Nancy Stubbs

Homeowners present: Lloyd Showalter, Caroll & Janet Wright, Horst & Ruby Munkel, Charles Thompson, Mike Delk, Karen Olsen, Stacey Johnson

Kirk asked about proper minutes and recordings. Jobs of officers discussed. Nita offered Parliamentary procedure and officer's handbook condensed from Robert's Rules of Order from WSU mentioning that the facilitator cannot make a motion or vote except to cast a tie vote. Facilitator may verbally tell what motion is, but the board members make the motion. Bev offered information from off the internet to the contrary stating a chairman of 12 board members can be involved in the motion/vote process. Regarding minutes: Should be limited to actions taken, and anyone may ask to be included in the minutes for the record.

Motion by Nita: *Facilitator be recognized as an active member with a voice and participating in discussion but to suggest a motion be made from another board member first before making a motion himself, still being able to cast a vote.*

Rich **seconded**. Discussion followed.

Passed unanimously.

Discussion regarding minutes.

Motion by Nita: *Notes can be made available from the meeting to anyone requesting them (recognizing that minutes may not have been accepted and approved yet). Minutes shall contain: Votes, counted in numbers only, names of board members present, recognize any audience present if they choose, minutes shall mention specifics of directives taken only and anything beyond that can be added at the request of the person speaking.*

Seconded by Rich. Discussion.

Nita **amended the motion**: *Minutes be approved within the time frame of one month, and then made available upon request. Minutes shall contain: et al.*

Seconded by Bill.

Discussion followed.

Passed- unanimous

OFFICERS

Nomination for officers made by Bev.

Kirk Johnson - President,

Rich Milligan - Vice president,

Bev Hunt - Treasurer,

Nita Delk - Secretary

Second to all nominations by Nancy

Suggest by Lloyd - Nita president

Bill asked Nita to consider the nomination and reply back with decision next meeting.

Motion by Nancy: *We will table election of officers until next meeting.*

Bev **seconded**.

Passed - unanimous.

ROADS

Insurance policy is in force in amount of \$1 million. Discussion followed regarding previous road committee, maps, engineer's report, etc. Karen Olsen will draft a letter and submit to Nita to be addressed from the board to DNR re: div 4 Rich will get the time issues for the next meeting. Caroll Wright will pursue the WAC laws regarding the culvert changes. Karen may also be involved as they proceed through these issues. We need approval to get done what we need to do now. We want Lynn to do everything he will possibly do, and not be obligated to "sign off" on any issues regarding the roads.

Motion by Nita: *We will form a current road committee to help us in the process with the roads, and that Mike Delk, Lloyd Showalter, Caroll Wright, and Kirk Johnson be on this committee to act as liaison between the board and Lynn Barnett.*

Nancy **seconded**.

Passed-Unanimous.

Stacey mentioned- we should recognize that Lynn agreed previously to drive twice a year with a road committee. Kirk and Nita will work together to put a letter/survey/form going out to the membership in the form of a "packet" addressing several things. (educate, request input, questionnaire/survey, seasonal needs/issues on roads...)
Lloyd mentioned 2 roads exist now that are not proper "easement" roads according to the county requirements. (Baker's Road, and the one on Div 4 off Nine Mile Rd.)

Road maintenance issues will be handled with Lynn Barnett by the designated Road committee.
HOMEOWNERS road issues. in concept, we have only about \$40k to spend on road maintenance. Covenants say we have a reserve fund for emergency issues as they may arise. This will not cover 1/3 of what it will require.

Lloyd mentioned that we communicated with Don Dagnon about his cattle (which will travel through div 7 & 8) and he has offered to the board to grade the road free of charge. This could help in road maintenance. We decided to deal with current (spring) road needs and may bring Don Dagnon to set up for the future.

Ditching is important right now. Grading may not help if the base isn't there. The expense of putting proper product on as needed is somewhere around \$7 to \$9 per foot. Bottom line: Grade/ditch the worst areas (those that may wash away) and cap it off right now in a dollar amount of \$_____.

Bill mentioned that we must consider Tomlinson and his weed spraying, so as not to be counter productive. Dave Lorz (an owner in Div 7 who has previous road building experience) is set up to give his qualified input for these issues. Kirk provided handouts of rough estimates of costs to the most problematic areas. Nita will check into getting a crew of young people to clear the culverts and will report back to the board.

Bev made a MOTION: Refer back to Kirk's March 5, 2002 letter to deal with the issues which were addressed in the letter, making reference to the August 23, 2001 letter from Lynn Barnett-- and that nothing will be construed as an act of formal acceptance of the conditions of Nine Mile Ranch Roads by the association, the road committee or the board of directors with Lynn Barnett and/or designated representative.

Rich seconded.

Passed -unanimous.

MOTION by Bev: Maintenance work identified by the road committee and/or board is hereby authorized to proceed within a \$10,000 dollar budget, and anything beyond this amount will be brought back before the board.

Nita Seconded.

Passed- unanimous.

Kirk will call Tollefson and Barnett and mention that we are ready to get this work done now.

Other sources (Osoyoos aggregate, Schaller, etc.) may be requested for future, but Tollefson has been predetermined by the board to work with as Lynn Barnett has them up here at the same time.

Motion by _____: Set up date for the road committee to meet.

Second- Rich.

Discussion followed. Passed-Unanimous

Given the current weather conditions (snow), the road work should begin the middle of April for divisions North of Chesaw Road (Div 1, 2, 3, 4, 5).

Directive was suggested by Kirk that we clarify/communicate/call each other up to discuss issues as they arise. We all have things in common: We live here & we drive the roads.

Next meeting: April 13, 2002 at 9:30am at Bev Hunt's home.

AGENDA items:

Discuss annual meeting

Meeting Dates & locations

Officers of the Board

Road committee report & update on roads

Meeting adjourned at 1:10pm

Minutes respectfully submitted by Nita Delk

NINE-MILE RANCH HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING

February 9, 2002

9:30 AM – Meeting called to order.

Board Members present were: Kirk Johnson, Nancy Stubbs, Bill Hendricks, Roy Breedlove, Richard Milligan, and Bev Hunt. Mike Delk sat in for Lanitta Delk. Audience count is 10.

The draft letter for rancher Dagnon concerning his cattle on ranch roads and homeowners property was discussed. Motion by Kirk Johnson to re-write the letter to Mr. Dagnon explaining cattle are not allowed to trespass on any ranch land. Motion seconded. Motion passed.

Kirk will draft letter and send to three board members before mailing to Mr. Dagnon.

Motion by Bill Hendricks that Lloyd Showalter be the formal contact person for cattle problems on any ranch land. Motion Seconded. Motion passed.

The Horsemen's Association are using roads in Division 7 to access equestrian trails. It is believed Lynn Barnett gave them permission. Karen Olsen will draft a letter to address this issue.

Motion by Nancy Stubbs that a committee be formed to review facts regarding the status of John Pence's property being sold. Draft a letter that he is no longer an owner of ranch property and he is not allowed to trespass on any ranch road. Anne Fitzsimmons, attorney for Lynn Barnett, will review the draft. Committee will report back to board to secure a final approval before any action is taken. Committee members are: Kirk Johnson, Richard Milligan and Bev Hunt. Seconded. Motion passed. Bev Hunt will confirm status of the sale of this property with the title companies and Okanogan County.

ACC report by Harry Mericle. Building approval has been granted for the following property:

- 1) Division 1, lot 13 Ron Kjerland
- 2) Division 1, lot 11 McDougal
- 3) Division 3, lot 6 Carl Kovalik

Lanitta Delk will send an approval letter to above named owners.

Bev Hunt reported all property owners since year 2001 have received a copy of the Covenants and the By Laws. Confirmation of receipt of the documents are being received from owners and put into their file.

Kirk presented a draft copy of the "road easement weed contract". Discussion and recommended changes to the contract were made. Kirk will revise the contract and present to the board for final approval. Kirk will contact Craig Tomlinson and Tolefson to coordinate the road maintenance and weed spraying work that will soon be done.

Lloyd Showalter gave notice this is the last season he will coordinate the snow plowing for the ranch.

Nine-Mile Ranch Homeowners Association
Board of Directors Meeting

November 8, 2003

Meeting called to order at 10:15 am. Board Members present, Steve Johnston, Stacey Johnson, Karen Hicks, Tillie Porter, Carol Robinson and Bev Hunt.

Steve Johnston received a certified letter from owner Chuck Thompson regarding the gate on Old Tressel in which he expressed his desire to have the gate remain closed. Discussion. Results of discussion: if gates become a problem in any division the Board of Directors will have them removed. We will not be installing or moving any gates on Association roads. The gates belong to the Divisions and it is expected that those passing through any gate will use common courtesy.

Motion by Bev Hunt to accept the September 11, 2003 minutes. Motion seconded by Tillie Porter. Motion passed.

Steve Johnston and Bev Hunt reported on the October 21, 2003 meeting with Richard B. Price attorney in which we went to ask advise on collection and trespassing. A report written by Bev Hunt of the discussion is attached for reference purposes. Discussion followed regarding the merits to retain Mr. Price on a monthly basis for legal advises. Motion by Karen Hicks that we retain Richard B. Price as our attorney for the Nine-Mile Ranch Homeowners Association and Board of Directors per the retainer proposal letter dated October 21, 2003. Seconded by Tillie Porter. Motion passed. Every effort will be made to obtain legal advise in written form from the attorney. Officers are the only authorized persons to consult with our Attorney. Motion by Karen Hicks to pay the \$51.42 invoice submitted for the October 21, 2003, consultation with Richard B. Price. Second by Bev Hunt. Motion passed.

Tillie Porter, Chairperson of ACC gave a report. Policies and procedures need to be in place. Table ACC policies and procedures until a later date.

Stacey Johnson received call from Bob Reese. He is interested in becoming the backup person for Tim Roberts snowplow contractor. Tim Roberts is responsible for providing his own backup therefore Bob needs to contact Tim directly.

Stacey Johnson has been working on fire plans with Dave Mullin. Dave said he could help with gear and training.

Web Site. A letter will be written to Nita Delk thanking her for the time she has spent on this project. The Board is tabling this project until further notice.

Karen Hicks presented the road report. Old Tressle has a section that is eroding. Kirk Johnson did a previous report on what needs to be done. Reflectors will be installed in this area for now. During the spring this area will be fixed.

Meeting adjourned.

Respectively submitted by

Bev Hunt, Secretary

Karen Hicks

From: "ELDON & BEV HUNT" <huntew@starband.net>
To: <Undisclosed-Recipient:>
Sent: Saturday, January 10, 2004 1:23 PM
Subject: Sept 11, 2003 - Approved Minutes - Nine-Mile Ranch HOA

NINE-MILE RANCH HOMEOWNER'S
BOARD OF DIRECTORS MEETING
SEPTEMBER 11, 2003

Meeting called to order at 11:00 AM. Board Members present: Karen Hicks, Bob Howe, Bev Hunt, Stacey Johnson, Steve Johnston, Tillie Porter and Carol Robinson. Audience counts 5.

Motion by Stacey to approve August 4, 2003 minutes with typo corrections on page 2. Seconded by Carol Robinson. Motion passed.

Treasurer report: Reserve fund balance \$39,231.14. Checking account balance \$23,857.51. A Confidential report on past due accounts and their status was handed to Board Members. No outstanding invoices. Carol made a motion to approve treasurer report. Seconded by Stacey. Motion passed.

Snow Contract: Karen Hicks has met with Tim Roberts and Steve Stubbs to discussed terms of contracts. The Board appoints Harry Mericle to the Road Committee. Harry Mericle is appointed Snow Coordinator for the 2003-2004 snow season. Bev makes motion to accept 2003-2004 Snow Contract with Tim Roberts (Division 1, 2, 4, 5, 6 & 7) and Steve Stubbs (Division 3). Seconded by Carol. Motion passed. Secretary will notify local residents of Snow Coordinator information.

Break 12:05 PM - Meeting resume 12:20 PM

Road Committee will assess road signs, Silver Spur, Big Rock, Old

Tressle for any potential danger and handle repairs.

ACC - Discussion regarding need for another member and appointment of Chairperson. The Board directs the action taken by the ACC. The ACC must receive prior approval from the Board before proceeding with an action. Motion by Carol that Board recommendation be sent to Lynn Barnett to: 1) add Tillie Porter to ACC, and 2) Tillie Porter be appointed Chairperson. Seconded by Bev. Motion passed. A letter will be sent to ACC members informing them of the changes effective September 11 2003.

Fire: Stacey will prepare maps for DNR, which will include the marking of homes on the Ranch. Bob Howe is still available for homeowners to consult for fire safety issues.

Web Site: Discussion: need for a web site, potential costs, administration and maintenance. Karen will ask designer for passwords and have site turned over to Board for further development. Tillie and Karen will look at free hosting and report back.

Meeting adjourn 1:00 pm

Respectively submitted – Bev Hunt, Secretary

NINE-MILE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 4, 2003

Meeting called to order at 10:30 am by Steve Johnston. Board Members present were: Steve Johnston, Stacey Johnson, Carol Robinson, Karen Hicks and Bev Hunt. Guest Ron Powers and 5 homeowners.

Motion by Stacey Johnson to approve the minutes from May 3, 2003. Seconded by Karen Hicks. Motion passed.

Motion by Karen Hicks to approve the minutes from June 28, 2003. Seconded by Bev Hunt. Motion amended to include changes to the future meeting place from Fao's to Peerless. Motion passed.

Motion Between Meetings: July 28, 2003 – I, Steve Johnston motion that we pay \$500.00 for the Ogden, Murphy, Wallace invoice. Bill Hendricks will personally pay \$500.00. Seconded by Bev Hunt. Update – Bill Hendricks said the amount is \$400.00 each. Motion passed – votes filed in Secretary binder.

Motion by Bev Hunt we adopt the following procedure for non-payment of Association Fees effective immediately: 1) July – 1 month past due send letter informing of lien process 2) August – Two months past due send letter demanding payment in 15 days or lien will be filed 3) September – 3rd month file line. Include placement and estimated removal fees. Seconded by Carol Robinson. Discussion. Motion passed.

Motion by Bev Hunt that we use the services provided by Armada Collection Agency for the following past due accounts: (Names confidential – list in Secretary binder). Those accounts having payment arrangements will not be sent to collections unless they default in payments. Seconded by Carol Robinson. Discussion. Motion amended by Karen as long as payment arrangements are met they will not be turned over to Armada. Seconded by Stacey Johnson. Motion passed. Bev Hunt motion that we use the services provided by Armada Collection Agency for the following past due accounts: (Names confidential – list in Secretary binder). Seconded by Carol Robinson. Main motion passed.

Picnic report by Bev Hunt. Total spent was \$363.77. Raffle ticket sales netted \$99.00 profit. Prizes cost \$74.71 – most prizes were donated. All unused funds were placed back into the checking account. Came in under budget

Treasurer report by Bev Hunt. Checking account balance is \$35,851.25. Reserve Fund balance is \$24,231.14. Projecting the expected expenditures Bev requested permission to move \$15,000 from the checking account into the reserve account. Permission granted.

Motion by Stacey Johnson to reimburse Nita Delk \$260.00 for past expenses. Seconded by Karen Hicks. Motion passed.

Break

Called to order at 11:30.

Gravel pit issue – As long as gravel is being used for the benefit of Nine-Mile Ranch it is not considered a commercial enterprise. The Board may issue a variance regarding the use of a gravel pit.

Stacey Johnson will talk with Bob Tolefson and request he look at the Emel driveway. This item is tabled until spring.

ACC is to be concerned with: Size of home (900 sq ft), home appears stick build, septic, well and within the owners' property. The owners should be approached with friendliness.

Break

Called to order

*****Possible guidelines: 10 as issues come – deal with it. 2), If letter received – look into it 3) Ignore any petitions and 40 If Board Member sees a violation it is their duty to address the violation.

Snow – Past experience and money spent were studied. Discussion of past experience. Karen Hicks will talk with potential plower to discuss terms/rates for 2003-2004 snow season.

Division 8 concerns should be referred to Tacoma Land Company and/or Lynn Barnett. The owners need to write a letter to Lynn and/or call him directly.

Recommendation given to Lynn Barnett the Board of Directors for Tillie Porter is given a position on the Board. Ron Powers will ensure a letter is sent placing Tillie on the Board.

Karen Hicks and Nita Delk will continue working on a web site.

Break

Called to order 12:35 pm

Covenants – When a covenant violation is brought to the Board with evidence against someone at that time a motion will be made if we “deem necessary” to deal with enforcement. Bev Hunt will contact Noel McRae for information on how they handle covenant issues. Covenants are here for guidelines and the Board will grant variances as necessary.

Request for a variance from George and Carol Robinson was read. Motion by Bev Hunt to grant a variance to George and Carol Robinson. Seconded by Karen Hicks. Motion passed. (Carol Robinson did not vote on this issue)

Web Site – Bev hunt will contact Noel McRae for input to the validity of a website. Bev will report this information back to board members.

Weeds – Karen Hicks would like to have Craig Tomlinson come back and spray the Russian nap weed in division 5. Noxious weeds are the property owner's responsibility. The association is responsible for weed growth in the roads and ditches. Stacey Johnson will have Russian nap weed mowed at no cost to the Association.

Stacy will continue working with Bob Howe and Phil Dart regarding things we can do for fire preparedness.

Next meeting is set for September 11, 2003 at 11:00 am in the Peerless Restaurant in Oroville.

Meeting adjourned at 2:15 pm.

Respectively submitted by

Bev Hunt, Secretary

Nine Mile Ranch Board of Directors
CORRECTIONS submitted for May 3, 2003 MINUTES and other suggestions

September 9, 2003

Dear Board members,

I exercise my personal privilege of offering corrections to the minutes that I attended as a current board member. I apologize for the lateness of this action, but was not given the opportunity to do so previously. I am submitting corrections to the May 3, 2003 minutes as follows:

1. **Add** as first paragraph:

"Lynn Barnett has appointed Bev Hunt back to the board of directors. To facilitate a smooth transition, members of the board asked that Bev Hunt be permitted to create minutes for this meeting as our secretary, Nita Delk's term will be ending soon. All board members agreed."

2. Under Committee reports, Weed report by Mike Delk - **delete** the sentence which reads, "Division 6 shoulders will be billed to the Forest Service."

(for clarification; Craig sprays for the Forest Service as well, this includes FS3525 in Division 6. The Forest service will NOT be billed for spraying division 6 shoulders)

3. Board Member Binders - **add** to end of sentence:

"... for the board members and give to each current member of the board."

4. New Business, Bonnie Terry has resigned . . . **corrections** to paragraph as indicated:

"Bonnie Terry has resigned as Treasurer and Board member. Her resignation is accepted. Nita Delk's term as a board member will be ending and she will be resigning after the annual meeting. Bev Hunt will fill the vacant positions of both Treasurer and Secretary.

5. New Business, regarding web site, **corrections** to the end of the sentence as follows:

"Nita Delk said the Nine Mile Ranch web site would be complete this summer. Karen Hicks would like to help with the web page. Nita and Karen will meet to complete it."

I am also requesting that the board consider my previous motion, which was submitted in writing to Bev Hunt and brought to the board members' attention prior to the annual meeting in June, 2003. I was told at that time (at Karen Hick's home at the conclusion of a meeting which I was not invited to attend) that the board would allow me the opportunity to present and discuss this issue at the next board meeting. As you know, that promise was unfulfilled, and further hindered by the verbal statements from board members saying that "I was not a current member of the board at that time, and that's also what the minutes say." at the last meeting of the board of directors when Ron Powers was present.

Since I am unable to attend today's meeting, I reserve the right to exercise a point of personal privilege to bring a motion to the board of directors regarding the website for "NINEMILERANCH". It is my intent to follow through with what I have committed to the previous members of the board of directors regarding this website that so much time has been spent developing.

I also want to bring to the board's attention that procedures were developed regarding minutes and implore all members of the board to follow these procedures:

A few (at least 5) copies of the CURRENT draft of MINUTES will be provided for audience members to share while the board approves them. Any member may ask for previous minutes that will be made available within 30 days of the meeting. If not yet approved, they will be marked "UNOFFICIAL UNTIL APPROVED" across the top. Also, minutes submitted for approval should be read aloud at the meeting. This was a request from several association members.

Thank you for your time and efforts. I appreciate that this is a large volunteer commitment from each one of you and am grateful of your attention to helping to create a sense of community at Nine Mile Ranch.

Thanks again,
Nita Delk

NINE-MILE RANCH HOMEOWNERS
MAY 3, 2003 MEETING

10:00 AM meeting called to order. Board Members present: Steve Johnston, Stacey Johnson, Karen Hicks, Bev Hunt and Nita Delk. Welcome back to Bev Hunt as a Board Member. We have a possible new board member observing today.

Minutes - Nita Delk read April 5, 2003 minutes. Changes: (1) Date of meeting, (2) Remove "early", (3) Add Carol Robinson present by proxy, (4) After Division 5 change to "which was used repeatedly by Tollefson for pit run on road work by TLC, (5) Write off \$900.57, (6) Add Kirk Johnson, Mike Delk, and Karen Hicks drove roads.

Motion by Stacey Johnson we accept April 5, 2003 minutes with changes. Seconded by Karen Hicks. Motion approved.

Treasurer report: Write off balance \$754.57 for Division 4, Lot 11 and 22. Write off balance \$146.00 for Division 7, Lot 11.

Committee Reports: Road report by Kirk Johnson - All roads have been graded and repairs complete with the exception of $\frac{1}{4}$ of the culvert cleanout project. Kirk will verify the status of TLC's responsibility for the culvert at Division 7 entrance. Weed report by Mike Delk - Spray is complete. Division 6 shoulders will be billed to the Forest Service. After this year spraying will be every other year except for spot spraying of noxious weeds.

Old Business:

Motion - Stacey Johnson: Have annual meeting notice include: Board members, gravel pit request, address service request, budget, financial report, agenda for June 28th. The mailing for the annual meeting notice and billing will be mailed separately. Seconded by Karen Hicks. Discussion.

Motion revised - Stacey Johnson: Authorize three separate mailings: 1) newsletter 2) Owner invoices and 3) Annual meeting notification (including agenda, board member information, gravel pit request, budget, financial and address service request. Seconded by Karen Hicks. Motion passed.

Motion by Bev Hunt for annual meeting agenda to include: introduction of Board Members, Thank You, treasurer report and road. Seconded. Motion passed.

Motion by Stacey Johnson to have Kirk Johnson write up a gravel pit plea to be reviewed by Karen, Stacey and Bev before adding to annual meeting notification. Seconded by Karen. Motion passed.

Board Member Binders - Nita Delk and Karen Hicks will finish the binders for the board members.

New Business

Motion by Bev Hunt to accept the letter to Lynn Barnett regarding past roadwork done. Steve Johnston will sign and mail out. Seconded by Karen Hicks. Motion passed.

Bonnie Terry has resigned as Treasurer and Board Member. Nita Delk has resigned as Secretary and Board Member effective the end of this month. Both resignations are accepted. Lynn Barnett has appointed Bev Hunt back to the board. Bev will fill the position of both Secretary and Treasurer.

Nita Delk said web site would be complete this summer. Nita and Karen Hicks will perform ongoing website maintenance.

A sincere thank you to Bonnie Terry for her work and service operating under duress due to husband's health problems.

Steve Johnston gave report on status of \$1,200 invoice from Ogden, Murphy & Wallace: 1) can't find any real direct authorization for legal fees to be spent 2) no documents from attorney received 3) April 15th sent invoice back to attorney with note explaining received in error 4) received letter from Bill Hendricks 5) letter dated April 18th from attorney. Discussion: we must think of our responsibilities and need to spend money wisely. We need to avail ourselves of free legal service by using the attorneys at Tacoma Land Company.

Motion by Stacey Johnson we will not pay this bill. Seconded by Karen Hicks. Motion passed.

Steve will contact Bill Hendricks regarding our decision not to pay the invoice from the attorney.

Terrorism Insurance Rider: Motion by Nita Delk we reject the terrorism coverage. Seconded by Stacey Johnson. Motion passed.

Motion by Stacey Johnson we require two signatures on checks over \$500.00. Karen second. Discussion. Motion amended by Bev Hunt to require two signatures on checks over \$100.00. Stacey Johnson seconded. Motion passed. Authorized second signatures will be Steve Johnston, Stacey Johnson, Karen Hicks and Bev Hunt.

The board authorizes the purchase of an additional key for the PO Box.

Motion by Steve Johnston to accept Bob Howe as an active Board of Director Member. Motion seconded by Nita Delk. Motion passed.

Meeting adjourned.

Respectively submitted by Bev Hunt

**Nine Mile Ranch Home Owners Association
BOARD MEETING
April 5, 2003**

Those present: Nita Delk, Karen Hicks, Stacey Johnson, Steve Johnston, Bonnie Terry, Carol Robinson represented by proxy, 2 Road Committee members, and 5 guests

Meeting called to order 9:05 and set to adjourn at 10:30am

Vacancies -

There have been two resignations from the board; Bill Baker and Bill Hendricks. The Board of Directors appoints Steve Johnston to fill vacancy for office of President. Vacancy for office of Vice President to be filled by Stacey Johnson.

There are three vacant positions for board members. The six persons identified in the previous minutes were looked at again. Discussion regarding terms of board members. Tabled discussion.

Minutes -

Stacey - motion to ammend minutes to reflect the following:

1. Motion/Voting procedures: ammend motions lost regarding a phone vote. Remove "motion lost" - add "Bill Hendricks commented".

NOTE Nita has since recieved all copies of signatures.

2. - send Lynn the information for review, and then Secretary and Treasurer request an appointment to meet with Lynn Barnett to discuss these issues if needed. Clarification of "Solutions Committee" directive - TLC already has a copy of the road engineer's report in their binder, so Steve will call Lynn Barnett to request a meeting regarding Road engineer report to be held with Bonnie, Nita, & Lynn.

3. - Board member Steve Johnston had to leave at 11:30 (strike "early")

Motion - Karen: Accept minutes as ammended

Passed - unanimous

Treasurer's report

\$42,737 in the bank between two accounts

The Association still has uncollectable fees that are beyond the point of collection because no leins were placed on the properties prior to them being sold.

Motion - Nita: we write off those lost accounts totalling the amount of \$900.57 . The specific information will be sent to board members.

Discussion followed.

Passed - unanimous

Motion - Stacey: accept treasurer's report

Accepted - unanimous

Committee Reports

Road committee - Mike Delk

Kirk, Mike, and Karen H. drove the roads then met with Roger Tollefson. Two places in Division 7 were identified as needing help. Outback Road - a culvert needs to be placed. Silver Spur is the second place. Tollefson mentioned that they would bill Lynn directly. Very little ditching needs to be done. The entire development was driven on Thursday afternoon except Division 8. All in all, the roads are in pretty decent shape. The well travelled roads will need grading. Everything on the south side will be done first (as usual). Blue Grouse road will need to be reworked. The road committee will coordinate spraying after grading is done. Steve commented that Division 8 looks good for now. It was suggested that dragging a railroad tie behind your vehicle will help to maintain a good driving surface and reduce costs.

New volunteer to the road committee : Kirk Johnson.

Old Business

Motion - Bonnie: Designated contact person between TLC personnel and the Board of Directors be changed to Steve Johnston, president

Passed - unanimous

Newsletter -

Some changes had been submitted and were read. Ron Powers, from Tacoma Land Company (TLC), gave a directive to secretary, Nita Delk, that no information should be sent to the general membership without prior approval from TLC. Discussion followed. Newsletter approved.

Motion- Extend the meeting for 30 minutes

Passed - unanimous

Survey -

All specific survey information will be deleted and lines added for comment at the bottom of the updated info piece. Survey approved and will be mailed with the newsletter and Road Use handout. The return postage for the survey will be reimbursed by the association.

New Business

Budget:

Kirk- the budget for spring roadwork has been ammended to \$12,000.00

5 minute recess called by Steve

Reconvened at 10:48

Draft of a proposed 2003 budget was made available for board members to review.

Motion- Karen to adopt the revised budget for 2003

Passed - Approved as submitted

Motion - Nita: extend meeting by ten minutes

passed - unanimous

Directive: Steve will present a request for TLC to pay for spraying the Renshaw's driveway in Division 5, which was used repeatedly by Tollefson for pitrun on road work by TLC.

Annual meeting committee -

Bev Hunt, Nita Delk, Bill & Nena Hendricks, and Nita will ask Nancy Stubbs to meet May 3rd.

Motion - Nita: Adjourn the meeting

Adjourned 11:12am

Minutes respectfully submitted by Nita Delk, secretary

**Nine Mile Ranch Home Owners Association
BOARD MEETING
February 8, 2003**

Those present: Bill Baker, Nita Delk, Bill Hendricks, Karen Hicks, Stacey Johnson, Steve Johnston, Carol Robinson, Bonnie Terry, and 16 guests.

Flag Salute - Bill

Moment of silence - for remembering those who have recently lost their lives; our friend Paul Loe, and the seven space shuttle "Columbia" astronauts.

Recognition & Thanks - Nita, Bill

Resignation letter submitted by Roy Breedlove on January 1, 2003. A letter of thanks was sent to Roy from TLC for serving on the board and as president.

Thanks to John Shaw for plowing for us this winter.

Introductions of 2 new board members:

Declarant recently increased the number of board members from seven to nine. Stacey Johnson is returning to serve and Carol Robinson is a new member appointed to the board of directors.

Summary of contact with designated attorney for the Nine Mile Ranch Board of Directors, Peter Fraley: (what we can and can't do as a homeowners' Association board)

- Act in the betterment of the Association, as we are representatives of the rest of the membership.
- Charged with maintaining and enforcing the CC&Rs
(if not enforcing, any member may bring suit against the board of directors)
- If we "sign off" on roads, doesn't let the developer off the hook yet as far as the conditions of the roads.
- Attorney doesn't understand Why such a high level of interest regarding conduct of board business by TLC.
- Covenants are an integral part of the association and all landowners signed these.
(It is the contractual and legal responsibility of the board to enforce.)

An in-depth summary of this information will be made available upon request.

In reference to closed meetings, we will follow procedures as specified in the RCWs.

Motion/Voting procedures - Bill H.

Regarding 2 phone votes that were conducted in December. Our bylaws specify that these must be verified by signatures, and all signatures were not turned in. Discussion followed. Bill Hendricks commented that these two motions were a moot point anyway because of new developments. Copies of the Loe/Barnett easement agreement were made available which specifies that Lynn Barnett is responsible for maintenance of the easement (known as Mallard Drive). The board members were sent a copy of correspondence to Kirk Johnson by declarant who has given his permission to use alternatives to spraying for maintaining weeds on the 1.5 mile stretch of Mallard Drive to his driveway.

Meeting officially called to order 9:30 am

Old Business

Minutes were read and approved -

Motion - Steve: approve October 26, 2002 minutes as submitted

Second - Karen

Passed - Unanimous

Motion - Bonnie: approve December 7, 2002 minutes as submitted

Second - Steve

Passed - Unanimous

Committee Reports

Road Committee - Mike Delk

There have been resignations from 2 members of the road committee: Lloyd Showalter & Carroll Wright. Current members include Mike Delk, Skip Ord, Dave Lorz, and liaison to the board, Karen Hicks.

Regarding cattle - Forest service permits are issued for a duration of 10 years, unless cattle owner looses

permit. Two permits are in effect for the U.S. Forest areas adjoining Nine Mile ranch properties. One to Don Dagnon that will expire 12-31-2004, the other to Ray Dagnon that is in effect until 12-31-2007. Mike will continue to gather information and will report back with findings and make recommendations.

SNOW Removal - It seems to be going pretty well with a couple of exceptions; Outback Road in Division 7 was not plowed, and Lone Spur & Allen Drive were not plowed to the end in Division 2.

Recommendations: Plow roads a bit wider & include turnouts. Point to consider: this is the Okanogan highlands and it will have adverse winter weather conditions and challenging driving conditions on the roads. To help with better vehicle control, use chains when needed. The procedure for snow plowing was clarified: Members call their designated division representative who will assess the level of snowfall (between 3-4 inches minimum), and they will call Mike Delk. If not available, calls will be directed to Karen Hicks. No one should be calling the contractor directly except the designated contact person for the road committee.

Solutions Committee (analyzing Road Engineer's report) - Karen Olsen

The printed report and recommendations will be available upon request. We are trying to take care of a couple of issues at the same time. 1. the RMAP issue and 2. Mallard Drive slash construction of roadway. DNR personnel, Randy Nielson, sent notification to Lynn Barnett and all property owners with 500 acres and talked with Lynn's son. Discussion followed involving exchanges between board members and audience members. Secretary reminded all present of the Code of Conduct policy that must be adhered to by all board members, committee members, and audience.

Motion - Stacey: Send Lynn the information and then the secretary and treasurer request an appointment to meet with Lynn Barnett to discuss these issues if needed.

Second - Bonnie

Passed - 5 yes, 1-oppose, 2 abstain.

Motion - Nita: call an executive session to discuss possible legal issues.

Second - Steve

Passed - 6 yes, 2-abstain

Reconvened in open session. No motion was made while in executive session.

New Business

Reaffirmation of Covenants - Bill H.

Discussion ensued about clarification of board business and the direction of the board. Note that members of the board are appointed by declarant until all lots are sold. An informal show of hands from board members was conducted to show support of covenants where some did not participate.

Motion - Bonnie: table reaffirmation of covenants until the annual meeting on June 28th.

Second - Carol

Passed - unanimous

Board member, Steve Johnston, had to leave the board meeting at 11:30.

Spring Spraying of Roads - Bill H.

Spring spraying needs to be done with moisture. Craig insists on one contact person, and this is affirmed in the road committee outline as handed out. We would like to solicit more members of the road committee. All members are encouraged to talk with the Road Committee chairperson (Mike Delk) directly regarding condition of roads and any suggestions.

Directive: The Road committee should handle identifying where maintenance (grading, resurface material, etc.) should be done, and coordinate vegetation spraying.

ACC - Bill H.

The CC&Rs require members to submit plans to ACC for approval prior to beginning any project. The ACC acts under direction of the board and reports to the board. A handout was given that details the ACC purpose, powers, and process. There are currently four ACC members.

Motion - Nita: We will require the ACC to have a committee meeting within the next thirty days.

Second - Bonnie

Passed - Unanimous

Directive: Secretary will notify the ACC members by phone and mail or visit in person to deliver appropriate documents for their review.

Policies & Procedures - Nita

These have been covered under previous topics from today's meeting such as: Code of conduct & grievance procedure, snow plowing, ACC, Committee purposes/powers/process, etc. Other handouts of committee specifics were made available including the Mediation committee & Request for Mediation form. Any association member can request a copy of information for a reasonable fee. Further discussion took place regarding support of the covenants and requiring members to be in personal compliance with the covenants. Recommend: one person from the board to communicate with TLC personnel regarding board issues. This will help alleviate the miscommunication issues that seem to be going on. And it has been established in our committees for the purpose of streamlining communication between others and has been most effective.

Motion - Nita: The board shall designate one person, the treasurer (Bonnie Terry), to communicate on behalf of the board with TLC personnel and declarant.

Second: Stacey

Passed - 4 yes, 3 abstain

Newsletter mailing - Nita

The content of newsletter was discussed and clarified as previously identified in board minutes. Also to be included with the newsletter is the Road Usage and Driveway Construction handout and an informational survey to be returned postage paid.

Board Vacancy - Karen

We will recommend another board member to fill the 9th position as suggested by declarant. The following people have expressed an interest in serving on the board.

- Ron Zuber, head of King County search & rescue
- Susan Kovalik, educational professional & trainer
- Eldon Hunt
- Jeff Cavanaugh
- Bob Howe, retired forest service

It was recommended that the individual lives off of Nine Mile Ranch. Unanimous recommendations include Ron Zuber and Bob Howe.

Election

Motion - Karen: Elect a president from the two nominees: Steve Johnston and Bill Hendricks

Second - Carol

Motion carried - 4 yes, 3 no

Voting results: 3 in favor of Steve Johnston, 3 in favor of Bill Hendricks, 1 abstain, 1 member absent.

Motion - Bonnie: (because we have a tie) we leave the entire issue for the next meeting so that all board members and the ninth member can participate, and this is to be handled as the first order of business.

Second - Bill B.

Passed - Unanimous

Motion - Carol: we adopt Roberts Rules of order as our procedure to follow for meetings.

Second - Bonnie

Passed - 5 yes, 2 abstain

End comments

Susan Kovalik - Expressed appreciation in how the board meeting was handled today. Susan offered to conduct a training session for the benefit of the board members. Her association teaches people how to act in a sense of community and making decisions that effect everyone. *Recommendation*: we should accept this generous offer and schedule a time that is most convenient, inviting anyone who may be interested in attending.

Motion - Nita: Adjourn meeting

Second - Bill

Passed - Unanimous

Meeting adjourned at 12:35PM

minutes respectfully submitted by Nita Delk

March 12, 2005 BOD Meeting

Consent Agenda: Motions

Motion made on 10/28/2004

Karen Hicks makes a motion in increase the fall road work budget to \$3,000.00 and for the Road Committee to use the increased funds to hire Tim Roberts to perform emergency road repairs on Old Tressle Road.

Passed unanimously

Motion made on 11/2/2004

I, Karen Hicks, move that all directors and officers (past, present and future) receive advance payment from the Nine Mile Ranch Homeowners Association (Association) for all expenses in the event of authorized indemnification. The definition of expenses shall mean any expenditure of money, time, labor or resources. This motion is made pursuant of Bylaws (Article 12, Section 4) and RCW 23B.08.530. An indemnity insurance provided by the Association to directors and officers shall not lessen the scope of this motion.

Passed unanimously

Motion made on 11/2/2004

Section 1.

I, Karen Hicks, make a motion that certain persons, listed below, are officially recognized as agents of the Nine Mile Ranch Homeowners Association (Association), and that their duties performed past and present on behalf of the Association be recognized as proof of the agency. Furthermore, it is moved that the Association indemnify these persons for all actions, past and present and future, that the perform(ed) on behalf of the Association.

Kirk Johnson
Harry Mericle
Dick Rodbury
Marlene Bastian
Kevin Griffin
Gary McNulty

Section 2.

Indemnification provided to these agents shall happen pursuant to the Association Bylaws (Article 12) and to RCW 23B.08.500 through .600. Indemnification shall also

include advance payment of expenses pursuant to Association Bylaws (Article 12, Section 4) and to RCW 23B.08.570. The definition of expenses shall mean any expenditure of money, time, labor or resources. Indemnification insurance may be obtained by the Association and extended to these agents but will not lessen the scope of indemnification provided in this motion.

Section 3.

I further move, that any and all past, future and present agents are declared indemnified by the Association upon officially joining service to the Association. Proof of agency shall also include any acts by agents that are committed at the request of any director. The scope of indemnification for these agents shall happen according to Section 2 of this motion.

Passed unanimously

Motion made on 3/4/2005

I, Jess Wight, move that the BOD authorize the Road Committee to spend funds not to exceed \$7,500 for Spring Road maintenance as listed herein.

1. Wagon Wheel approach at Nine-Mile Road – install culvert and locally re-ditch and slope. This is necessary to prevent damage to Nine-Mile Road (and our liability for damage to Nine-Mile Road).
2. Division IV, Sunset Ridge Road, approximately 1 mile north of Old Tressle Road intersection. Upsize culvert and collection basin, enlarge drainage ditch and raise road plane with local materials.
3. One-half mile north of #2 above, enlarge culvert basin and bolster culvert with site-available rock.
4. 4. Division IV. Point Drive at Meadowlark Spur. Bolstering and shaping road ditch from erosion caused by last summer's heavy rain.
5. Grade approximately 2-3 miles of extreme washboard including Point Drive, Blue Grouse Road and others to be determined by inspection.

Passed

(Note: motions made that involved spending of funds will be approved and ratified as we approve the attached expenditure in the approval for the Consent Agenda)

**Nine-Mile Ranch Homeowners Association
Architectural Control Committee Report
Board of Directors Meeting
March 12, 2005**

The Architectural Control Committee has achieved the following since the last Board of Directors meeting on October 16, 2004:

PENDING:

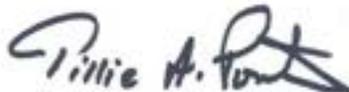
1. Complaint from homeowner regarding garbage, refuse, and un-permitted buildings. After checking the area out, I could see no evidence of violation from road and one homeowner's lot for which we had permission to trespass on. Sent letter to complaining homeowner asking them to contact me in the spring when they were on the Ranch, to show me the alleged violations. Have not heard from the homeowner as of this date.
2. ACC pending request to build a log home and driveway in Division 8, Lot 35. Approval pending, provided Road committee approves driveway plans, and all County permits are satisfied.

APPROVED:

ACC approved request of homeowner on division 4, Lot 18 for construction of a Steel barn 36' x 25' x 15'6 tall. The construction is subject to all permits being in place before construction begins.

ACC documents are now on the Website, and ready for use. We will revise those documents as it becomes necessary. All revisions will require BOD approval.

Respectively Submitted,



Tillie Porter, Chairperson
Nine-Mile Ranch Homeowners Association
Architectural Control Committee

Reserve Fund Projection Calculation

Amount to Set Aside Annually, and Gross Savings to be Maintained

This model is based on what possible average contingent fiscal "emergencies" may realistically happen over a 20 year span. The emergency events are:

- heavier snow plowing costs in heavier snow years
- moderate road repair incidents resulting from extreme weather
- serious road repair incidents resulting from extreme weather
- lawyers' fees for occasional unusual circumstances

Base Calculations...

1.) **Heavier snow plowing.** General weather patterns in modern history suggest that weather goes from one extreme to another every 7 years, i.e wet to dry. The last 8 years on the Ranch also suggest the possibility that this 7 year cycle may hold true. Based on this I suggest that 2 times in seven years we may spend an extra \$1500, for a total of \$3000.00 every 7 years.

2.) **Moderate road repair.** Our last 7 years here has suggested that once we will spend about \$3000.00

3.) **Serious road repair.** Most structural/civil engineering and public planning that I have seen looks at things in "worst in 100, 50 and 10 year" cycles. I believe it is reasonable to suggest that once every 10 years we may expect to have a \$13,000 repair incident. This would be the equivalent of having 4 impassable washouts (once in 10 year rain shower), or a moderate road section blowout, or a really significant snow melt erosion repair bill.

4.) **Unusual lawyers' fees.** I think it's realistic to consider that on average once every 5 years we could spend \$6000.00 extra on a lawyer, especially with as much liability exists between members and the Association, and as the population increases here.

Convert the Base Calculations into a 20 Year Cycle...

- 1.) \$8571
- 2.) \$8571
- 3.) \$26,000
- 4.) \$24,000

Broken Down Yearly...

- 1.) \$428.55
- 2.) \$428.55
- 3.) \$1300.00
- 4.) \$1200.00

Conclusions...

- Based on the above we should stash away \$3357.00 each year for the Reserve Fund.
- Theoretically, it is probably prudent to be able to sustain 3 out of 4 emergency expenditures at any one time, so that would mean that we should maintain a balance in the Reserve Fund of \$45,000.

Nine-Mile Ranch Homeowner's Association
Board of Director's Special Meeting
October 16, 2004

The meeting was called to order at 9:00 AM. Directors present: Stacey Johnson, Jess Wright, LeRita Rodbury, Carol Robinson, Bev Hunt, Eric Slyter, Tillie Porter and Karen Hicks. A full quorum was present.

Road Committee present: Kirk Johnson and Dick Rodbury

Association Members present: Harry Mericle, Yukie Mericle, Eve Rhodes, Karen Olsen, Carroll Wright, Janet Wright, Charles Thompson, Skip Ord, Nena Hendrick and Bill Hendricks.

Announcements: Marshall Kovalik has resigned from the Board of Directors effective 10-16-04.

Bill Hendricks addressed the BOD with his concerns on how the Board of Director's has conducted business in the last year and a half. He stated that Special Meetings held by the BOD were illegal and that the last year and a half needs to be redone legally. He stressed that the BOD meetings need to be "open" to the membership. The BOD responded that they are seeking to follow the RCW's, Nine-Mile Ranch Governing Documents and Roberts Rules. The BOD decided to move forward with scheduled meetings giving opportunity for any member to get on the agenda, for members to use the web-site or BOD phone numbers for communication to the BOD.

Jess Wright made a motion to approve the minutes of August 28, 2004 as modified:

- 1) Motion made by Bev Hunt to read "snow plow contract for 2004/2005 through 2005/2006."
- 2) Correct the number of votes in the motion made by Marshall Kovalik to mail out the Driveway Construction and Culvert Installation document. The correction is "6 in favor and 1 opposed."

Stacey Johnson seconded the motion to approve the minutes of August 28, 2004. 7 in favor. 1 opposed. Motion passed.

ACC Report: Tillie Porter presented ACC document: Standards of Grievance Procedure, Grievance Process and Required Procedures Form. Tillie asks the BOD to review and approve to post on the website.

Tillie Porter reports she is still working on a few complaints made by a homeowner.

Road Committee Report: Kirk Johnson presented a road report prepared by Kirk Johnson and Dick Rodbury. The report will be posted on the website and included in the next mailing. This report identifies all the work done on the road to date.

The issue of liability of damage to utility lines during road work was addressed. It is found that damage to a line buried less than 3 feet is the responsibility of the PUD to replace and repair.

The BOD will be soliciting competitive bids from other chemical spray companies. The road committee suggests \$5700.00 to be budgeted for spray.

Stacey Johnson will solicit Lynn Barnett to pay for spraying Division 8 roads in the spring of 2005. TLC paid to have overgrown roads mowed in Division 8.

Treasurer's Report:

Balance in checking: \$30,000.00

Balance in reserve: \$24,000.00

There was a lengthy discussion regarding a temporary budget for 2005 spring road work with two questions in mind. 1) What funds do we have available for road work? 2) How much money do we want to keep in a reserve account?

Our financial situation was looked at from the perspective of what was collected in 2004/2005 less expenses paid and less estimated expenses coming. This left us with approximately \$2,400.00 for road work. It was then looked at from the perspective of what money we have in the checking and reserved accounts, less estimated expenses coming. This left us with approximately \$14,000.00 in checking, and not touching our CD account.

Jess Wright made a motion to retain a minimum of \$5,000.00 in checking. The remainder is to be used for budgeted expenses and spring road work. Motion passed. 6 in favor. 2 opposed. Motion passed.

Comments made: The CD account is there not because we have "saved" the money, but because funds were not spent on the roads the first few years of collecting assessments.

It is important to keep the CD account as is, hopefully adding to it if the raise in assessments passes. BOD will address how much our reserve account should be after the outcome of vote to raise assessments.

Road committee stated it costs \$4,000.00 to do just basic grading and ditching of the usual maintenance area.

Budget will be readdressed at the March 12, 2005 meeting.

A policy was made that the Treasurer gives a verbal report at each meeting of all expenses paid out since the prior meeting.

Stacey Johnson made a motion to go into executive session. All were in favor. Motion passed.

1:15 PM – BOD's reconvened from executive session.

Stacey Johnson made a motion for the Treasurer, Bev Hunt, to contact our attorney of choice to research the legalities of publishing the names of members in arrears on the website, mailings and newsletters. All were in favor. Motion passed.

Directive: Treasurer, Bev Hunt, will include in "past due" letter to the owners who are delinquent that they are on notice for suspended voting rights. As well as, research the Associations ability to foreclose on property....per CCR, Article III, Section 1a; Article IV, Section 10.

LeRita Rodbury made a motion to put liens on lots currently for sale and with unpaid assessments. Jess seconded the motion. All were in favor. Motion passed.

Directive: Tillie Porter will post a report on the website explaining the results of litigation regarding the culvert issue.

Directive: Kirk will contact a surveyor for an estimate of costs to survey a section on Old Tressle Road that is believed to be encroaching on the association's easement.

Motions made by phone and email were read aloud and are recorded here.

September 6, 2004

Stacey Johnson made a motion to approve the additional changes to the "vote letter" and mail it, as is. Tillie Porter seconded the motion, 6 in favor. 2 opposed. Motion passed.

September, 2004

Stacey Johnson made a motion that the BOD exercise its authority to suspend the right to vote from the lot owners who are 90 days or more past due on their yearly assessments, as is provided for in our homeowners CC&R's.

Refer to Article 3, Section 1a. The right of the Association to suspend any Lot Owner's voting rights and right to use any community facilities for any period during which any assessments against the Lot Owner's lot remains unpaid or the Lot owner (or its invitee or tenant, ect.) is in material breach of this Declaration.

Motion lost.

September 24, 2004

Karen Hicks made a motion for Kirk Johnson to contact Nine-Mile Ranch HOA attorney for consultation regarding the upcoming court case on October 1, 2004. Eric Slyter seconded the motion. All are in favor. Motion passed.

Nine Mile Ranch Homeowner's Association
Board of Director's Special Meeting
August 28, 2004

Meeting called to order at 9:00 AM. Board members present: Stacey Johnson, Jess Wright, LeRita Rodbury, Carol Robinson, Bev Hunt, Marshall Kovalik and Karen Hicks. A full quorum is present.

Road committee present: Kirk Johnson and Dick Rodbury.

Motion by Stacey to approve July 31st minutes with corrections. Bev seconds the motion. All approved.

Treasurer's Report:

\$24,389.00 in reserve account

\$29,548.00 in checking account

Bev: Report on liens, liens filed, moneys collected through Armada collection agency, moneys still owing. Are liens working? Is collection agency working?

Report on liens tabled until the next meeting.

Directive: Bev and Stacey will study some possible changes that can be made in order to make collection on "unpaid accounts" more effective.

Discussion on Legalities of Conducting "Special Meetings". After much study, it is the consensus of the BOD that the Bylaws are clear in stating that Special Meetings of Directors are legal and designed specifically for organization of unknown issues that come up and can not be predicted.

~Refer to Bylaws, Article VI, Section 2. Special Meetings.

Motion by Stacey to withdraw previous motion made at the July 31st meeting which states, "Stacey will contact our attorney to get written proof that the BOD can have closed working meetings and how ratification of motions done during these meetings can take place using the references of RCW's, Bylaws and Robert's Rules." Jess seconds the motion. All approved.

BOD Meeting Dates Set: March 12, 2005 -- 9:00AM to 11:00 AM at The Peerless on Main St. in Oroville. "Spring Work"

June 25, 2005 -- 10:00AM to 12:00PM at Deep Bay City Park. "General Membership Meeting"

~Policy for members to speak at scheduled Membership Meeting: Member requests to be placed on the agenda. No later than two weeks in advance the member will supply the secretary with a brief synopsis of the subject and any material pertinent to subject. The BOD will review all material supplied prior to the meeting and come prepared to address

the specified issue. Secretary will send the member a confirmation of their request, a copy of the agenda and a copy of our meeting guidelines.

Discussion of "Vote Letter to Raise Assessments"

Motion by Bev for the opinion against assessment increase to be included in the "Budget Study and Vote" letter to go out to the membership.

Carol seconds. 5 opposed. 2 in favor.

Directive: Make corrections to vote letter eliminating two paragraphs, changing the word "Laws" to "CCR's" and add "For additional information contact Karen Hicks".

Letter to be mailed out by September 15 and returned by October 15.

Motion by Stacey to make additional changes to the vote letter by taking "Vote" out and changing it to read "seeking your approval" and to bring final draft back to the board for approval by phone vote. Jess seconds. 6 in favor. 1 opposed.

Discussion on Snow Plow Contract for 2004/2005 and 2005/2006

Directive: Stacey to ask Tim for a copy of his Insurance card.

Motion by Bev Hunt to approve the snow plow contract for 2004/2005 through 2005/2006 snow seasons, with all changes being made which were read aloud by Bev.

Marshall seconds. 6 in favor. 1 opposed.

Discussion on Fall Road Work.

Motion by Stacey to have up to 5 piles of sand dumped to be spread on a volunteer basis, and to buy sufficient tarps to cover piles with a cap of \$400.00. Carol seconds. All approved.

Directive: Secretary to mail out snow plow guidelines to members living on the ranch by first week in November.

Motion by Karen, to have Tim repair Crest Dr. washout with a cap of \$700.00.

Carol seconds. 5 in favor. 2 opposed.

Motion by Karen to have Kirk and Tim lay down two truck loads of pit run as a test in selected areas prior to winter snow fall with a cap of \$130.00.

LeRita seconds. 6 in favor. 1 opposed.

~This test is to find the most cost effective way to lay and compact new rock on flatter road sections.

The principal of the test is to spread thinly from the truck select native pit run. By using no other spreading or compacting equipment the association saves money. Rock will be spread prior to winter snowfall taking advantage of soft wet road bed conditions and

regular traffic during spring thaw. The goal is the rock will sink in from regular road use, therefore, providing upkeep of road bed and surface.

LeRita makes a motion to spend up to \$1300.00 to clean out ditches and culverts this fall. Stacey seconds. All in favor.

Directive: Stacey to contact Lynn Barnett regarding TLC sign on Pine Bluff that is leaning.

Discussion on New Policy for Driveway Construction and Culvert Installation

Motion by Marshall to mail out the Driveway Construction/Culvert Installation with the next mailing. LeRita seconds. 6 in favor. 1 opposed.

Directive: Karen reserve Deep Bay City Park for Annual meeting on Saturday, June 25, 2005 from 10:00AM until late afternoon.

Road Committee Update:

The Road Committee volunteers are;

Jess Wright, Dick Rodbury, Kirk Johnson and Karen Hicks

Cattle Update: Stacey talked with Ray Dagnon . There are approximately 7 gates between Division 7 and 8 bordering Nine Mile Ranch and forest land. He believes the cows are getting into the ranch because of these gates being opened and not closed. Recently, a witness came forward stating that a person on an ATV was seen opening a gate, entering forest land and not closing the gate with cows grazing in that area. Ray expressed his frustration and wants to assure the BOD he is trying his best.

Meeting adjourned at 1:20 PM

Minutes submitted by Karen Hicks

Nine-Mile Ranch Homeowners Association
Board of Directors

July 31, 2004

Meeting called to order at 9A.M. BOD members present: Stacey Johnson – Acting President, Bev Hunt – Secretary/Treasurer, Karen Hicks, Tillie Porter, Carol Robinson, Marshall Kovalik, Eric Slyter, Jess Wright and LeRita Rodbury. Audience counts 2. Stacey stated the BOD approved the use of Roberts Rules and she will be following those guidelines.

First order of business requested by Acting President Stacey Johnson is to have the new Board members added to the minutes. Lynn Barnett has appointed four new members to the Board of Directors. All Board members made self-introductions. The new appointees are: Eric Slyter, Jess Wright, LeRita Rodbury and Marshall Kovalik.

Stacey Johnson resigns from the office of Vice-President.

Stacey called for election of officers referencing the By-laws, Article 8, Section 2.

Jess Wright nominates Stacey Johnson for position of President. Nomination seconded by Tillie Porter. No other nominations. Vote results 8 yes – 1 no. Stacey Johnson is elected to the office of President.

Stacey Johnson nominates Jess Wright for position of Vice-President. Nomination seconded by Marshall Kovalik. No other nominations. Vote results: 9 yes. Jess Wright is elected to the office of Vice-President.

Jess Wright nominates Karen Hicks for Secretary. Carol Robinson nominates Bev Hunt for Secretary. No seconds for either nomination were heard. No other nominations. Vote results: 6 votes for Karen Hicks, 2 votes for Bev Hunt, 1 vote abstain. Karen Hicks is elected to the office of Secretary. Bev Hunt will continue as Secretary until the next BOD meeting. Karen Hicks will assume the duties of Secretary at the next BOD meeting.

Stacey Johnson nominates Bev Hunt for the position of Treasurer. Nomination seconded by Tillie Porter. No other nominations. Vote results: 9 yes. Bev Hunt is elected to the office of Treasurer.

BOD read May 18, 2004 minutes. Corrections: Change 9th paragraph to read "Weeds: Stacey Johnson has volunteered to pull large mullen on Eagle's Nest Road. Karen Hicks will apply spray on Zuber's road." Change 10th paragraph to read, "Stacey is working with Mr. Dagnon and has consented to be the liaison regarding cattle on the ranch properties." Motion by Stacey Johnson to approve the May 18, 2004 minutes with the above changes. Seconded by Tillie Porter. Motion passed - Minutes approved.

BOD read June 25, 2004 minutes. Motion by Carol Robinson to approve June 25th minutes. Seconded by Karen Hicks. Motion passed. Minutes approved.

BOD read June 26, 2004 minutes. Corrections: Last paragraph to read "Motion and vote declared invalid due to lack of quorum of the membership." Motion by Stacey Johnson to approve June 26th minutes with above changes. Seconded by Carol Robinson. Motion passed - Minutes approved.

Discussion regarding policy of conducting meetings and how owners can communicate to BOD. General consensus is that the BOD would like to continue to have closed working organizational meetings. Motion by Stacey Johnson that Stacey will contact our attorney to get written proof that the BOD can have closed working meetings and how ratification of motions done during these meetings can take place using the references of RCW's, By-Laws and Roberts Rules. Seconded by Carol Robinson. Motion passed.

Motion by Stacey Johnson that Karen Hicks and LeRita Rodbury research how to conduct meetings and present a plan at the next meeting. Seconded by Marshall Kovalik. Motion passed

Raising of dues – Motion by Marshall Kovalik to send to a vote of the members to increase the dues \$60.00 effective 2005. Eric Slyter seconded. Votes – 8 yes and 1 no. Motion passed.

Kara Slyter and Dick Rodbury will work as a team to write education information to owners regarding the need for an increase of dues.

ACC report. Tillie recapped what the ACC has been working on. ACC guidelines are tabled.

Snow contract is tabled.

Meeting adjourned at 11:00 A.M.

Bev Hunt
Secretary until this meeting is over

Nine-Mile Ranch Homeowner's Association
Annual Meeting

June 26, 2004

Meeting called to order at 11:15AM. Board members present: Steve Johnston, Stacey Johnson, Carol Robinson, Karen Hicks, Tillie Porter and Bev Hunt.

Introduction of Board Members: Steve Johnston, President. Stacey Johnson, Vice-President. Secretary/Treasurer, Bev Hunt. Karen Hicks, Road Liaison. Tillie Porter, ACC Chairperson and Carol Robinson.

Certificates of appreciation given to the following:

- Kirk Johnson – Coordinating spring work affecting 36 miles of road.
- Karen Hicks – Participation as liaison for spring roadwork.
- Tim Roberts – Participation in the spring roadwork.
- Harry Mericle – Handling coordination for the winter plowing affecting 36 miles of road.
- Tim Roberts – Outstanding snow removal for the 2004 season.
- Lynn Barnett – For his contribution to the spring work.
- Tillie Porter – Web site project.
- Karen Hicks – Web site project.
- Eric Slyter – Professional input and design of the Web site.
- Bev Hunt – Thanks for a great job.

Treasurer report: \$41,407.39 Checking account balance
\$24,389.93 Reserve account balance
\$12,180.00 Assessments due in month of June
\$ 2,326.26 Past due assessments uncollected
\$ 3,196.30 Turned over to Armada Collection Agency

Website report by Tillie Porter. This is a new trial project. A homeowner, who has a website business, is designing and hosting our website for the first year at no charge. Available on the site are: Covenants, By-laws, ACC procedures and forms, direct access to Board members, news items, pictures, recreational opportunities and links to Okanogan County. Annual cost is approximately \$300. For just \$25.00 a year you can advertise your business. Or, list your name as an Individual Sponsor for \$25.00 per year. Sponsorship is easy and painless just fill out the form on the website or use the brochures being handed out. We welcome your comments and suggestions. Email Tillie Porter with your ideas at ninemileranchhoa.org.

Kirk Johnson gave a road report update. He is available for questions after the meeting.

A plea for folks to become involved on the Board of Directors and with the BOD. This is a job that rarely receives thanks and you can receive a few knocks. We desperately need your involvement.

Open for questions and comments:

Discussion regarding pros and cons of raising annual assessments. Motion from the audience directing the Board of Directors to pursue increasing the annual assessments. Motion and vote declared invalid due to lack of quorum of the membership.

Meeting adjourned at 12:00

Respectively,

Bev Hunt, Secretary

Nine-Mile Ranch Homeowners Association
Board of Directors

June 25, 2004

Meeting called to order at 5:pm. BOD members present: Steve Johnston, Carol Robinson, Karen Hicks, Tillie Porter, Stacey Johnson and Bev Hunt. Audience counts 1.

Purpose of this meeting is to discuss the final plan for tomorrow's annual meeting. Discussion. All commitments have been met. Volunteers are ready.

June 24, 2004 a certified letter was received from an owner. Discussion. Decision reached is to have our Attorney write a response letter to the owner. Stacey Johnson is appointed as our project lead on this matter. Stacey Johnson will contact our Attorney within two weeks.

Treasurer report: \$41,407.39 Checking account balance
\$24,389.93 Reserve account balance

Steve Johnston tendered his resignation from the Board of Directors effective June 28, 2004. Resignation was accepted.

Meeting adjourned.

Submitted by Bev Hunt

Special Meeting of the Board of Directors of Nine-Mile Ranch

May 18, 2004

Meeting called to order at 9:30 AM. Board members present were: Steve Johnson, Stacey, Johnson, Karen Hicks, Carol Robinson and Bev Hunt.

Motion by Carol Robinson to approve March 11, 2004 minutes. Motion seconded. Motion passed.

Two complaints were received from owners regarding the spring work just completed. The complaints were read. Discussion followed. Bev Hunt has responded to both owners and gave them a copy of the Spring Road Agenda written by Kirk Johnson.

Road Report: Spring work is complete. Recent damage from rainstorms needs to be addressed. Kirk is in the process of securing a bid for cost of more rock and will present a plan for the need of rock at a later date. Discussion. It is decided to forego spray this year.

Motion by Bev Hunt to approve "Dear Member notification of the 2004 Annual Meeting". Discussion. Approval to mail letter all owners was granted. Letter will be mailed by May 27, 2004.

Bob Howe has resigned from the Board of Directors effective May 18, 2004.

Effective immediately the Association has accepted the responsibility for Division 8 roads.

Treasurer report: \$34,476.36 Checking account balance
\$24,389.93 Reserve account balance
\$ 3,196.30 Bad debts turned over to Armada Collection Agency

Weeds: Stacey Johnson has volunteered to pull large Mullen on Eagle Nest Road. Karen Hicks will apply spray on Zuber's road.

Stacey is working with Mr. Dagnon and has consented to be the liaison regarding cattle on the ranch properties.

Motion to adjourn by Bev Hunt. Seconded. Motion passed.

Meeting adjourned at 11:30AM.

Respectively

Bev Hunt Secretary

Nine-Mile Ranch Homeowners Association

Board of Directors Meeting

March 11, 2004

Meeting called to order at 10:05 AM. Board members present: Karen Hicks, Beverly Hunt, Stacey Johnson, Steve Johnston, Tillie Porter and Carol Robinson. At the suggestion of an owner the Board has changed it's seating arrangements.

Old Business

Motion by Steve Johnston to approve November 8, 2003 minutes. Seconded by Tillie Porter. Motion passed.

Committee Reports:

Welcome Committee – No report.

Beverly Hunt made motion to disband the Welcome Committee. Seconded by Carol Robinson. Motion passed.

RMAP Committee – No report.

Beverly Hunt made motion to disband the RMAP Committee. Seconded by Karen Hicks. Motion passed.

Mediation Committee – No report.

Beverly Hunt made motion to disband the Mediation Committee. Seconded by Stacey Johnson. Motion passed.

Web Site Committee – No report.

Beverly Hunt made motion to disband the Web Site Committee. Seconded by Steve Johnston. Motion passed.

Road Committee – No report.

Beverly Hunt made motion to disband the Road Committee. Seconded by Carol Robinson. Motion passed.

ACC - Report by Tillie Porter. During the last few months the ACC has dealt with several issues. Two property owners were granted approval for building. Several complaints have been received and are currently being reviewed.

ACC report is accepted.

Treasurer - Report by Beverly Hunt. Balance is \$61,474.58.

Treasurer report is accepted.

10:48 AM break.

10:58 AM resume meeting.

Spring Maintenance and Weed Spray – Report by Stacey Johnson. At the direction of the Board of Directors Kirk Johnson has contacted Lynn Barnett and requested they get together regarding the roads. Lynn agreed to meet with Kirk, Tolefson, Karen Hicks, Tim Roberts and Steve Johnson for a drive through. Kirk will provide a detailed report of the findings and work that is to be done. Kirk will contact Craig Tomlinson about the three-year weed plan. An estimate figure for road and weed spring 2004 work is \$10,000 to \$15,000.

Annual Meeting –Stacey Johnson made motion to hold the meeting at Deep Bay Park in Oroville. Seconded by Carol Robinson. Motion passed. Beverly Hunt will file the necessary paper with the City Clerk.

Vacant Board Positions – Information from an owner of three people that may be interested in filling the vacancies was received. One person has declined and we are waiting for a reply from the other two people.

Web Site Proposal – Tillie Porter and Karen Hicks presented a show and tell of a possible web site. Tillie Porter made motion to set up and test the web site for one year. Seconded by Stacey Johnson. 5 yes votes and 1 no vote. Motion passed.

Karen Hicks made motion to adjourn. Seconded by Stacey Johnson. Motion passed.

Adjourn at 11:43 AM.

Respectively submitted by Beverly Hunt, Secretary.



Nine Mile Ranch Home Owners Association

Treasurer's Report — prepared by Craig Jordan

Financial Reports:

- Fiscal 2006 Year Budget (see attached)
- Current 2006 Balance Sheet (see attached)
- Fiscal Year 2005 Profit & Loss Vs. Budget Actual (see attached)

Cost Saving Changes for 2006:

1. Eliminating the current Wells Fargo Certificate savings.
 - Reasons: Very poor interest rate return. We have lost thousands in potential interest rate and dividend income.
 - $\$34,209 @ 1.9\% = \673
2. Opening with Charles Schwab Investment Corp. a corporate account.
 - Safe FDIC insured money market investments will produce at least 4.75%.
 - $\$34,209 @ 4.75\% = \1625
 - Based on current total balance
 - $\$54,000 @ 4.75\% = \$2565 / \text{yr}$
 - Entire account balances will appreciate in sweep style money market vehicles such as SWVXX money market fund.

- Using properly laddered FDIC insured Certificates Of Deposit properly timed will also produce higher return rates.
 - Adopting a NMRHOA policy of Net 30 will also help return rates and in and out interest penalties.
 - Down side is that the FED income tax will be higher.
3. Eliminating the monthly billing statement. We will bill quarterly. Current monthly billing is costing \$547. Some dead beat mail costs 63 cents due to number of pages. We should save 60% reducing our cost to around \$200.
4. Calculation of late interest based on 3% / quarter of the unpaid balance will also help recover some lost revenue. Calculation will be treated as a revolving account instead of simple interest.

Tasks Complete & Inprocess:

- **A full audit of parcel, property owner, mailing address has been done.**

Results:

- Found new lots that had not had dues collected and several incorrect owner/address.
 - Up to date mailing lists with several sorts available (lot/div, name, parcel #, zip, address etc...)
- **Working on a full audit from 1999 -2006 in an attempt to balance and fix some of the accounting practices and reporting problems.**
 - Completed member reconciliation. The practice of writing off bad debt has taken the form of payment in individual accounts leaving incorrect outstanding debt figures.

- **Getting tough on bad debt:**

- Likely won't be wasting money on collection agencies.
- Small claims court may help us in collection as a vehicle for wage attachment. Other methods are being investigated.
- Methods for damaging credit are useful tools as most know that insurance premiums penalizes heavily for bad credit.
- Highest interest charges that the law will allow 12% compounded daily incurring greater that 13% per year on unpaid balance.

NineMile Ranch Homeowners Association
Profit & Loss Budget vs. Actual
 Fiscal Year 2005 - Prepared by Craig Jordan V6.1.06

	Jun '05 - May ...	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Annual Assessments	42,084	44,838	-2,754
Interest Income	368		
IRS Refund	527		
Late Fees	513		
Miscellaneous Income	1,345		
Total Income	<u>44,838</u>	<u>44,838</u>	<u>0</u>
Expense			
Federal Income Tax	79	50	29
HOA Meeting Expenses	269	400	-131
Insurance	1,157	1,200	-43
Licenses and Permits	10	20	-10
Miscellaneous			
Telephone	51		
Website 1	185		
Total Miscellaneous	<u>236</u>		
Office Expense	17	650	-633
Postage and Delivery	548	450	98
Printing and Reproduction	171	250	-79
Professional Fees			
Collection Fee - Armada	138		
Legal Fees	1,004		
Lien Filing Fees	350		
Professional Fees - Other	0	2,400	-2,400
Total Professional Fees	<u>1,492</u>	<u>2,400</u>	<u>-908</u>
Road Maintenance			
Regular Road Maintena...	14,898	22,882	-7,984
Snow Removal	2,205	4,000	-1,795
Weed Control	8,996	8,500	496
Total Road Maintenance	<u>26,100</u>	<u>35,382</u>	<u>-9,282</u>
Total Expense	<u>30,078</u>	<u>40,802</u>	<u>-10,724</u>
Net Ordinary Income	<u>14,760</u>	<u>4,036</u>	<u>10,724</u>
Net Income	<u>14,760</u>	<u>4,036</u>	<u>10,724</u>

NineMile Ranch Homeowners Association
Profit & Loss Budget Overview
 Fiscal Year 2006 - prepared by Craig Jordan

	<u>Jun '06 - May 07</u>
Ordinary Income/Expense	
Income	
Annual Assessments	43,200.00
Bad Debt - Write Off	
Bad Debt Annual Assessm...	-4,320.00
Bad Debt Lien Fees	-450.00
Total Bad Debt - Write Off	-4,770.00
Interest Income	1,608.00
Total Income	40,038.00
Expense	
Insurance	
Liability Insurance	1,200.00
Total Insurance	1,200.00
Miscellaneous	
Telephone	50.00
Website 1	50.00
Total Miscellaneous	100.00
Office Expense	200.00
Postage and Delivery	250.00
Printing and Reproduction	200.00
Professional Fees	
Collection Fee - Armada	200.00
Legal Fees	1,500.00
Lien Filing Fees	0.00
Total Professional Fees	1,700.00
Road Maintenance	
Regular Road Maintenance	18,000.00
Snow Removal	8,000.00
Weed Control	8,500.00
Total Road Maintenance	34,500.00
Total Expense	38,150.00
Net Ordinary Income	1,888.00
Net Income	1,888.00

**NineMile Ranch Homeowners Association
Balance Sheet**

As of May 31, 2007 - prepared by Craig Jordan

	<u>May 31, ...</u>
ASSETS	
Current Assets	
Checking/Savings	
Wells Fargo Checking	22,391.34
Wells Fargo Saving	34,267.11
Total Checking/Savings	<u>56,658.45</u>
Total Current Assets	<u>56,658.45</u>
TOTAL ASSETS	<u>56,658.45</u>
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	11,327.66
Retained Earnings	38,355.90
Net Income	6,974.89
Total Equity	<u>56,658.45</u>
TOTAL LIABILITIES & EQUI...	<u>56,658.45</u>



Nine Mile Ranch Home Owners' Association Board of Directors Special Meeting

December 10, 2005 | Oroville, WA

Board Members present: Brian Rabe, Eldon Hunt, Kay Christian, and Shannon Kavanaugh. Board Members absent: Nita Delk

25 guests were present.

Meeting called to order at 10:00 am

Pledge of Allegiance

INTRODUCTIONS AND WELCOME

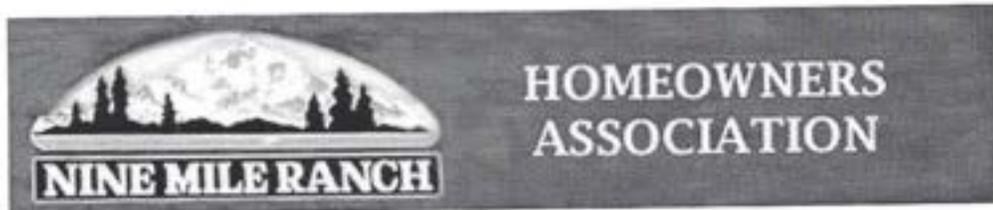
Brian Rabe welcomed guests and BOD members and introduced Bill Baker who has agreed to join the Nine-Mile Ranch BOD under one condition: That he not vote on road-specific motions that he as Road Committee Supervisor would be in charge of. The BOD agreed as long as in the event of a tie, Bill Baker would weigh in on road issues as a tiebreaker. Though Lynn Barnett had appointed Bill Baker to the board and therefore no motion was needed, one was provided:

MOTION by SHANNON KAVANAUGH:

"I move that the Nine Mile Ranch Board of Directors accepts the appointment of Bill Baker by Lynn Barnett to the Board of Directors under the condition, at his request, that he not vote on road decisions where there is no tie. In the event of a tie, Bill Baker will act as the tiebreaker on such motions."

Seconded

Passed: Unanimous



MINUTES

Meeting minutes for the previous meetings on 9/24/2005 and 10/7/2005 were read into the record and were unanimously approved. Members can find the meeting notes posted on our website at www.ninemileranchHOA.org.

MOTION by SHANNON KAVANAUGH:

"I move that the Nine Mile Ranch Board of Directors approve the minutes as read and documented for 9/24/2005."

Seconded

Passed: Unanimous

MOTION by SHANNON KAVANAUGH:

"I move that the Nine Mile Ranch Board of Directors approve the minutes as read and documented for 10/7/2005."

Seconded

Passed: Unanimous

MOTION by ELDON HUNT:

"I move that the Nine Mile Ranch Board of Directors approve the minutes and consent agenda as documented by the previous board for 5/14/2005."

Seconded

Passed: Unanimous

The BOD reserves the right to readdress any issues which may arise - as no member of the current board generating these minutes are currently serving, and the current board members have no direct interaction with the content of these minutes."

MOTION by ELDON HUNT:

"I move that the Nine Mile Ranch Board of Directors rescind Jess Wright's 3/30/2005 motion to establish a contract with Kirk Johnson as Road Manager."

Seconded

Passed: Unanimous



SECRETARY'S REPORT

Shannon Kavanaugh (SK) reported on the following:

- Shannon Kavanaugh notified Richard Price of the contract termination for legal services and has received confirmation from his office.
- Shannon Kavanaugh notified Tim Roberts of the snowplow contract amendments and upon doing so, Tim opted to not renew the contract. Shannon Kavanaugh confirmed the contract termination with Tim Roberts by letter.
- Lerita Rodbury had sent a letter to the board with questions about the previous meeting's treasury reports with a reminder to the new BOD that income/expense reports are to accompany the treasury report with each set of minutes. Her issues were addressed and confirmation sent to her by Eldon Hunt, Treasurer.
- A printed newsletter was sent to all Nine-Mile Ranch lot owners. Included was a postcard requesting email addresses for future communications (at lower cost) and permission to share those email addresses with committee members (i.e. Division Road Reps). We now have over half of our lot owners receiving future newsletters and correspondence by email, with the remaining amount receiving quarterly updates through a printed newsletter. Shannon Kavanaugh will work with the President's PA (Felicity Rabe) to call remaining members to obtain email address and permission to communicate with this lower cost method. Though some lot owners expressed concern about the cost of the postcard, given the purpose was to save money, they're concerns were abated when explained that the postcard itself was donated and that the postage spent would be recovered within one mailing.
- Shannon Kavanaugh will provide contact list to each Division Road Representative with the permitted contact information for every lot owner in that division. This will allow the Division Road Rep to better serve their division.



TREASURER REPORT - ELDON HUNT:

- 26 people had not yet paid dues: \$4,115.60 remains in UNCOLLECTED FEES.
- CHECK BOOK BALANCE OF \$32, 669.06.
- RESERVE FUND of \$33,858.21
- \$18,180.02 AVAILABLE FOR ROAD WORK.
- Expenses in this period included approximately \$2,800 in road expenses and \$170 to fix an accident (see accident report at www.ninemileranchhoa.org/Documents/Accident_Reports/AccidentReport_10-31-05.pdf)

MOTION by ELDON HUNT:

"I move that the Nine Mile Ranch Board of Directors amend Jes Wright's previous motion to set the minimum check book balance to \$5,000 and reset the minimum balance requirement to \$2,000."

Seconded

Passed: Unanimous

ROAD REPORT:

Bill Baker reported on upcoming Nine Mile Ranch Road Projects. He estimates the following projects can be accomplished in the HOA road budget of about \$18,180.02.

- **WINTER PREP:** Jones Construction was hired to conduct some grading prior to snow in order to prep the roads for winter driving and spring maintenance. The work came in under the original budget approved by the board. GREAT job to the Road Committee!
- **SPRING ROAD PLAN:** The road committee is projecting about 140 hours worth of road maintenance to begin in the spring. This maintenance will include pulling ditches, crowning the road, and grading. In addition, the plan includes renting a 31,000 lb compactor to compact the roads before adding material. Lot owners will be able to access this compactor within that 30-days for personal property projects, should resources allow. The road committee is also working with two Nine-Mile Ranch Gravel Pits to see if they will work for the material needed.



ACC REPORT:

Thank you to Marlene Bastian for holding the Interim Chair position until a new Chair could be appointed. Kay Christian, new ACC chair reported that files were in transition from previous chair. A great deal of discussion ensued about culverts and their impact on road maintenance. Kay asked Shannon Kavanaugh to check on a "culvert section" for the ACC form. Shannon and Kay will work on the form modifications offline and will post new form to the website when it is ready.

Brian Rabe suggested a comment be added to the form to follow the covenants. Rabe also agreed to call the developer (Lynn Barnet) to discuss the road wear on Big Horn due to construction and future development plans for Division 8.

MOTION by BILL BAKER:

"I move that the Nine Mile Ranch Board of Directors require that all roads turned over to the HOA for maintenance by the developer must pass a road engineer inspection before BOD acceptance."

Seconded

Passed: Unanimous

NEW WEBSITE:

Shannon Kavanaugh reported that the website was undergoing a design upgrade and with that welcomed any and all feedback on how to make the site a better tool for all Nine-Mile Ranch lot owners. The new website will be launch by EOY.

SNOWPLOW UPDATE:

Brian Rabe announced the finalization of the Snowplow Coordinators Duties & Responsibilities (Ds&Rs). It was clarified that the published Ds&Rs are for the Snow Plow Coordinator, not for the homeowner. If there is an issue about plowing, the coordinator calls the Road Superintendent or the BOD President. Any owner can call the Road Superintendent or President, but we will request they allow the Snow Plow Coordinator to first try to resolve the issue. Ds&Rs details found at: www.ninemileranchhoa.org/Documents/Ds&Rs/SnowPlowCoordinator.pdf or see attachment "A."



SNOWPLOW UPDATE (CONT'D):

Brian Rabe and Lloyd Showalter (our Snowplow Coordinator) clarified that the following easements would be plowed PROVIDING THE OWNER FIRST COORDINATE WITH SNOWPLOW CONTRACTOR TO HAVE AN APPROPRIATE TURNAROUND FOR EQUIPMENT.

- Div 1 servicing lots 38, 41 "Sunset Spur"
- Div 3 servicing lots 1, 2, 3, 4
- Div 4 servicing lots between Nine-Mile Road and Old Tressle Road
- Div 7 servicing "Upper Horse Trail Drive"
- Div 8 servicing lots 7, 8

It was determined that the BOD would determine at next meeting the extent of non-winter maintenance for these easements.

GATE SIGNS:

A standardization of gate signs was proposed and presented. This sign will be placed on the gates that are to be left half open in hopes people will slow to proceed through the gate and read the sign. Discussion left open and will be revisited at next BOD meeting.

LOT MARKERS FOR WEED SPRAY PROGRAM:

In order to take advantage of the County Weed Spay Program for \$100, you must have all lot lines marked with Lot Numbers. Two creative solutions were presented and the discussion was left open and will be revisited at next BOD meeting.

DUTIES AND RESPONSIBILITIES:

Shannon Kavanaugh reported we had completed Duties and Responsibilities (Ds&Rs) as guidelines for Board of Directors and Committee Leaders and Members. They include "job descriptions for:

- President, Vice President, Secretary, and Treasurer
- Snowplow Coordinator, Division Road Representatives, and Webmaster.

Ds&Rs details found at: www.ninemileranchhoa.org/contact.htm.



MOTION by SHANNON KAVNAUGH:

"I move that the Nine Mile Ranch Board of Directors approve the BOD and Committee Chair/Members Duties and Responsibilities."

Seconded

Passed: Unanimous

MOTION by BRIAN RABE:

"I move to adjourn the meeting."

Seconded

Passed: Unanimous

Meeting adjourned 12:20 p.m.

Minutes respectfully submitted by Shannon Kavanaugh



Nine Mile Ranch Home Owners' Association Board of Directors Special Meeting

October 8, 2005 | Oroville, WA

Board Members present: Brian Rabe, Eldon Hunt, Kay Christian, Shannon Kavanaugh, and Nita Delk

24 guests were present.

Meeting called to order at 10:00 am

Pledge of Allegiance

Set time to adjourn at 12:00 pm

WELCOME & INTRODUCTIONS

Brian Rabe introduced board member Shannon Kavanaugh who was unable to attend previous meeting.

MINUTES

Meeting minutes for the previous meeting on 9/24/2005 will be officially reviewed and approved at the next meeting (tentatively scheduled for December 10, 2005). In the meantime, members can find the unofficial meeting notes posted on our website at www.ninemileranchHOA.org.

OPENING STATEMENT

Brian Rabe announced the primary purpose of this special meeting:

- To review and discuss any necessary changes to the current snowplow contract and policy.



MEETING ETIQUETTE

Nita Delk reviewed the Meeting Etiquette guidelines.

- Be courteous and respectful
- Wait until you're recognized
- Keep an open mind
- Refrain from emotional outbursts
- Support and Encourage Volunteers

TREASURER REPORT - ELDON HUNT:

- 47 people had not yet paid dues: \$7706.00 UNCOLLECTED FEES.
- CHECK BOOK BALANCE OF 31,687.11.
- \$15,917.50 AVAILABLE FOR ROAD WORK.

Questions and Comments from audience members were acknowledged and answered. Specifically, the \$160 due amount previously voted on and approved is still in effect and will be communicated to the HOA in our next newsletter.

ROAD COMMITTEE REINSTATEMENT:

MOTION by Nita Delk:

"I move that the Nine Mile Ranch Board of Directors reinstate the Road Committee and recognize this as a standing committee, operating under the purpose, powers, and procedures as previously outlined – subject to amendment, understanding that this committee makes recommendations to the board for action."

Seconded

Passed: Unanimous



VOLUNTEER RECOGNITION:

Brian Rabe announced the list of volunteers:

- Personal Assistant (PA): Felicity Rabe
- Webmaster: Shannon Kavanaugh
- Road Supervisor: Bill Baker
- Division Road Reps: John Harris (Division 1), Eldon Hunt (Division 2), Carroll Wright (Division 3), Harold Christian (Division 4), Kevin Griffin (Division 5), Mike Delk (Division 6), Bill Hendricks (Division 7), Jeff Kavanaugh (Division 7 Back-up), Duane Resch (Division 8 upper), Danny Roe (Division 8 lower)
- Snow Removal Coordinator: Lloyd Showalter
- County Weeds Coordinator: Lloyd Showalter
- ACC Chair: Marlene Bastian (temporarily)
- ACC Members: Kay Christian, Ann Baker (ACC/Road Liaison), Gary McNulty, Kevin Griffin, Skip Ord
- Venue Coordinator: Felicity Rabe

Questions and Comments from audience members were acknowledged and answered. Specifically, Brian Rabe will research and respond to Karen Olsen's question if two board members are required to participate in Road and ACC Committees.



HOMEOWNERS ASSOCIATION

SNOW PLOW CONTRACT AND POLICY:

Brian Rabe summarized the issues of the current snowplow contract and policy:

- Need to amend the contract to update the contact person who directs the snowplow coordinator's work and payment.
- Clarification of standards:
 - Proof of insurance
 - Blade Buttons requirement on equipment (to avoid excessive road material removal)
 - Back-up requirements (Who would be back-up and how would back-up be managed?)
 - Easements (How would those properties with access only through an easement be addressed?)
 - Minimum Snow Depth guideline for plowing

Questions and Comments from audience members were acknowledged and answered. Specifically:

- Tim Roberts has salt previously purchased by Nine Mile Ranch HOA
- Sand for Nine Mile Ranch HOA use is located in two locations:
 - From 9-Mile Rd turn right on Allen Dr. Go .8 mi. turn right into Hunts Driveway go about 425 ft on the right is a pile of sand covered in a brown tarp. Might be white if covered by snow.
 - On Mallard, in Division 5, just before the steep grade leading to the creek. It is covered in a brown tarp on the right side.



HOMEOWNERS ASSOCIATION

MOTION by Nita Delk:

"I move that the Nine Mile Ranch Board of Directors instate a solution, terminating after the 2005-2006 snow plow season to allow those members with easements the option of plowing for access to their property by pre-notification to the designated snow plow coordinator."

Seconded

Passed: Unanimously

MOTION by Brian Rabe:

"I move that the Nine Mile Ranch Board of Directors set the minimum snow depth at 5" and leave all other snowplow decisions up to the snowplow coordinator as directed by the Board of Directors."

Seconded

Passed: Yes (4) Abstained (1)

Nita Delk abstained from vote because she finds unnecessary

MOTION by Nita Delk:

"I move that the secretary draft a letter on behalf of the Nine Mile Ranch Board of Directors to the snowplow contractor, stating need to amend the existing contract due to change in personnel, by removing Harry Mericles name and including the current contact person(s) and their specific duties. In addition to providing a list of expectations, which may include;

- *copy of necessary documentation*
- *snowplow procedures*
- *snowplow coordinator's contact information"*

Seconded

Passed: Unanimous



ROAD MAINTENANCE:

Road Supervisor Bill Baker presented a proposal by Jones Construction for road maintenance required prior to snow season. After seeking multiple bids, Bill Baker recommended Jones Construction to do the work and requested approval to move forward with an estimate of 30 hours, or \$2,850.00.

MOTION by Brian Rabe:

"I move that the Nine Mile Ranch Board of Directors authorize the Road Supervisor to spend up to \$3,000.00 for pre-winter road maintenance."

Seconded

Passed: Unanimous

ATTORNEY RETAINER:

Eldon Hunt presented an invoice from Richard Price in the amount of \$150 for retainer fees.

MOTION by Nita Delk:

"I move that the Nine Mile Ranch Board of Directors direct the Secretary to follow-through with the invoice and bring closure to the retention of legal counsel."

Seconded

Passed: Unanimous



MOTION by Kay Christian:

"I move to adjourn the meeting."

Seconded

Passed: Unanimous

Meeting adjourned 12:00 p.m.

Minutes respectfully submitted by Shannon Kavanaugh



Nine Mile Ranch Home Owners' Association Board of Directors Meeting

September 24, 2005
Oroville, WA

Board Members present: Brain Rabe, Eldon Hunt, Kay Christian, and Nita Delk

22 guests were present.

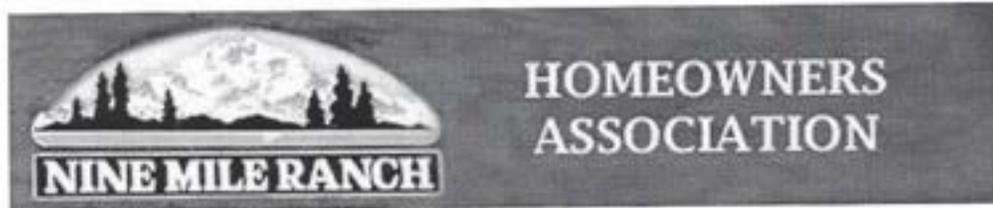
Meeting called to order at 9:17am

Pledge of Allegiance
Set time to adjourn at 11:00am

Welcome & Introductions -

Brian Rabe has been appointed as facilitator by Lynn Barnett --(All members of previous board have resigned including President-Stacey Johnson, Vice president-Jess Wright, Secretary-Karen Hicks, Treasurer-LeRita Rodbury, Eric Slyter, Dan Vanover, and Tillie Porter-ACC chair, as well as Road manager Kirk Johnson.)

Introduction of new board members: Brian Rabe, Shannon Kavanaugh (unable to attend this meeting), Eldon Hunt, Kay Christian, and Nita Delk. All board members took a moment to share their vision, goals, and commitment as well as acknowledge previous volunteers.



Election of Officers -

Eldon Hunt nominated for office of Treasurer by Brian Rabe
Seconded. No other nominations
Passed - unanimous

Brian Rabe nominated for President by proxy from Shannon Kavanaugh
Seconded. No other nominations
Passed - unanimous

Shannon Kavanaugh nominated for Secretary by Eldon Hunt
Seconded. No other nominations
Passed - unanimous

Nita Delk nominated for Vice President by Brian Rabe
Seconded. No other nominations
Passed - unanimous

Brian appointed Nita as acting secretary - to function in that capacity for this meeting due to Shannon's previous commitment, which prevented her from attending.

Opening Statement -

We are here to conduct business for the association and request individual owners' input in the process. Please refer to the posted guidelines with regards to meeting etiquette.

Meeting Etiquette:

- Be courteous and respectful
- Wait until you're recognized
- Keep an open mind
- Refrain from emotional outbursts
- Support and Encourage Volunteers



Minutes -

A request was made for a copy of the minutes from the previous meeting scheduled for August 12, 2005, to which Tillie Porter responded that it had been cancelled. A request was made for the minutes from Karen Hicks recording the first part of the Annual Meeting of the membership - to which it was reported that there were none available. The board proceeded with the minutes drafted by Marlene Bastian, appointed secretary for the continuation of the Annual Meeting of the membership held at Deep Bay Park, Oroville, WA on June 25, 2005.

Motion by Kay Christian to approve minutes as read.

Seconded.

Passed - unanimous

Directive from Brian Rabe that Nita Delk compile a draft of the minutes from the first part of the Annual Meeting of the Membership to be read and approved at the next board meeting.

Reports -

Treasurer Report - Eldon Hunt:

Expressed thanks to LeRita Rodbury, previous treasurer, for the smooth transition - with help from Bev Hunt (prior experience as treasurer/secretary to the board).

- Checkbook balance on 5-31-2006 will be \$2,000. To be used for expenses prior to receiving 2006 assessments.
- \$32,377.14 has come in from assessment fees and \$2,290.58 in miscellaneous.
- There is over \$8,000 in uncollected fees.
- Reserve account balance - \$33,858.21? (One-year reserve amount is approximately \$40,000)
- Current available in checking account \$30,335.37

Budget/Fiscal year is June 1st - May 31st.



(Regarding paying the previous road manager: An itemized list of all monies spent has been received with monies that were unaccounted for rebated in the amount of approximately \$600. Kirk Johnson has officially resigned. No contractual obligations to pay the current fiscal year.

Members may get a copy of the itemized report if request is made to Eldon Hunt.) Questions and Comments from audience members were acknowledged and answered.

Road Committee - Bill Baker

Brain accompanied Bill as they looked at roads with the intent of coming up with a 5-year plan. In the coming season we want to accomplish plating on the roads. Have been in contact with different contractors for prices - to pull ditches and get roads into shape for winter. No coverage until ditches are pulled and there's a crown in the road. Identified areas that need the most attention: Pine Bluff road - strategy: take small section of road per year and bring it up to standard. Start at one piece and do it well. Not spread resources all over - making it ineffective. To bring one mile of road up to standard will take approx (ballpark) \$3,500. We wish to utilize division representatives to help with better communication between BOD and members. A newsletter will include some suggestions as to what the individual homeowner can do to help.

Open discussion with question/answers between members and committee/board members followed. Carroll Wright will give a workshop following this meeting on Road Information.

ACC - Marlene Bastian, ACC interim chair (appointed by Brian Rabe)

Tillie Porter has coordinated with Marlene about a couple of items still in the works, and also reported that there appears to be a lot owner who may not be doing the excavation work properly and has not approached the ACC for approval. A recommendation was made to include ACC information in the newsletter: contact with ACC must be made, forms must be filled out, permits obtained, there is a process to follow, etc. Perhaps include a reminder in every mailing.



New Business -

Weed Spraying

Regarding weed spraying for private owners: The Okanogan County Noxious Weed Control Board was offering this service to Nine Mile Homeowners for a while - they provide \$100 worth of spraying. (musk thistle, dalmation, and toadflax are especially of concern). There are pictures of the weeds on their website. We will provide our member mailing list and the OCNWB will contact each individual. They ask that we label our lots (visibly labeled - like a stick marker showing where the property starts and ends).

Questions and Comments from audience members were acknowledged and answered. Janine will volunteer to put the weed spray research into a user-friendly format for everyone.

Debt Collection

Eldon related a concern regarding lots adjoining Nine Mile Ranch where there is an access road going through division roads, which was placed by TLC (Tacoma Land Company), and three owners pass over these roads without paying any assessment fees.

MOTION by Brian Rabe - *We send a letter asking these three people to donate to the road fund.*

Seconded -

Passed - unanimous

Eldon reviewed current procedures for collecting unpaid association fees:

MOTION by Nita Delk: *I move that we amend the procedure for collecting unpaid assessment dues by eliminating the step that refers the individual owner to debt collection and attempt personal contact to inquire to the reason for non payment, giving the treasurer authority to accept payment plans. In the event of foreclosure, the designated collection agency be contracted to attempt to collect the debt since the HOA loses all hope of recovering the fees through the foreclosure process, anyway.*

Seconded

Passed - unanimous



Felicity Rabe volunteered to make contact with these landowners.

More discussion followed, which included the subjects of road grader, special assessment fees, fundraising, raffle ideas, Wildlife refuge focus, hunting season, bird boxes with lot numbers, etc.

MOTION by Eldon Hunt *to adjourn the meeting.*

Seconded

Passed - unanimous

Meeting adjourned 11:14am

Minutes respectfully submitted by Nita Delk

All guests were invited to remain for the road workshop presented by Carroll Wright.

**Nine-Mile Ranch Homeowner's Association
Board of Director's Meeting
May 14, 2005**

Directors present: Stacey Johnson, Jess Wright, Karen Hicks, LeRita Rodbury, Tillie Porter and Dan Vanover. A full quorum was present.

Road committee members present: Jess Wright and Karen Hicks, Dick Rodbury.

Association members present: Jeff and Shannon Kavznaugh.

Meeting called to order 9:00 AM.

Announcements

Due to Oroville's May Day celebration we will be having a brief meeting and we will adjourn by 9:30 AM.

A map showing the existing houses, trailers and structures to give to the Chesaw fire department and to DNR to prepare for the upcoming fire season.

Jess Wright motioned to approve the Consent Agenda: Minutes from March 12, 2005 meeting, motions made between meetings and expenditures made between meetings. Dan Vanover seconded the motion. All were in favor. Motion passed.

A directive was given to Tillie Porter to post the Consent Agenda on the web site as soon as possible.

Dan Vanover motioned to approve the budget for 2005/2006, prepared by the Treasurer, LeRita Rodbury. Jess Wright seconded the motion. All were in favor. Motion passed.

A directive was given to Tillie Porter to post the budget for 2005/2006 on the web site as soon as possible.

Karen Hicks motioned to approve the May mailing. Stacey Johnson seconded the motion. All were in favor. Motion passed.

Meeting was adjourned at 9:25 AM.

Minutes prepared by Karen Hicks

**Nine-Mile Ranch Homeowner's Association
Board of Director's Meeting
March 12, 2005**

Directors present: Stacey Johnson, Jess Wright, Karen Hicks, Eric Slyter, Tillie Porter and Dan Vanover. A full quorum was present.

Road committee members present: Kirk Johnson, Jess Wright and Karen Hicks.

Association members present: Charles Thompson, Carroll Wright, Harold and Kay Christian, Duane and Peggy Resch, Eldon Hunt and Karen Olsen.

Meeting called to order 9:00 AM.

Announcements

LeRita Rodbury, our new Treasurer, is not present today. Jess Wright will be presenting the Treasurers report.

We now have our "Comments & Concerns" link on the web site for members to address the BOD.

A reminder that next BOD meeting is May 14, 2005, 9:00 AM, at the Peerless. Annual meeting to follow on June 25th, 2005.

No one has requested to be on the agenda today. We will open the floor to the audience at the end of the meeting, if there is time.

Dan Vanover motioned to approve the Consent Agenda: Minutes from Oct. 16, 2004 meeting, motions made between meetings and expenditures made between meetings. Jess Wright seconds the motion. All were in favor. Motion passed.

Road Committee Report: Kirk Johnson presented a report titled, "**Vegetation/Weed Control Maintenance Study. Sterilant vs. Managed Growth, 3/11/05**" (Report made available on the website). Road committee proposes the BOD implement this program in the interest of saving money long term, reducing erosion and reducing the use of toxins to the environment.

Lynn Barnett has agreed to pay for spraying Division VIII roads this year.

Stacey Johnson motioned to hire Caribou Trail as our sprayer for 2005 weed spraying. Dan Vanover seconds the motion. All were in favor. Motion passed.

Dan Vanover motioned to adopt the Vegetation/Weed Control Maintenance Study as our guiding document for weed control for the future. Jess Wright seconds the motion. All were in favor. Motion passed.

Dan Vanover motioned to authorize \$1,200.00 for road reclamation. Tillie Porter seconds the motion. All were in favor. Motion passed. Note: Total approved to date for Road Work, including the \$1,200 in above motion, is \$8,700.00.

Karen Hicks motioned to hire Tim Roberts for the 2005 roadwork, grading and reclamation. Jess seconds. All were in favor. Motion passed.

BOD break: 10:00 AM to 10:20 AM

Treasurers Report

As of 3/11/05: Checking Account = \$22,966.61 CD Account = \$24,531.93

A comparison of 2004/2005 budget and actual was presented to be approved at the May 14th meeting. It will be mailed in the upcoming mailing and posted on the web site after approved.

The first draft of the 2005/2006 budget was presented for evaluation by the BOD. Approval of budget will happen at the May 14th meeting, to then be mailed to the members with the annual meeting announcement and posted on the web site.

There was discussion on the "reserve account". It was agreed that the Association will have a "savings account" for emergencies, etc. The dollar amount to keep in savings will be studied by all BOD members, to be firmed up at the May 14th meeting.

Directive: Eric Slyter to place Vegetation/Weed Study on web site.

ACC Report

Report was given by ACC Chairperson, Tillie Porter. ACC has received submissions for approval for a home and steel barn construction. Approvals granted pending proper county permits are satisfied.

No current complaints have been presented to the ACC.

Tillie Porter motioned for the BOD to officially adopt the website as a tool for the Nine-Mile Ranch HOA. Jess Wright seconds the motion. All were in favor. Motion passed. Website is now an official line item in the budget at \$185.00 a year.

Tillie Porter directed a request to the audience for donations for the web site.

Annual Meeting

Stacey Johnson will speak with LeRita to see if she will help in organizing the meeting. It was decided to have a sign up board present at the meeting so members can get on agenda.

Upcoming Mailing

BOD will be discussing what the mailing will include and how pages are written, to be firmed up by the May 14th meeting.

Snowplow Guidelines

Directive: Tillie Porter and Karen Hicks to review prior snowplow contract, etc., and create snowplow guidelines to be formally adopted at the May 14th meeting.

Voting Procedure Policy

A thank you to Brian Rabe for being proactive in submitting a suggested policy. His suggestions were "thrown in the pot" of ideas. Additional ideas were discussed.

Directive: Stacey will take all ideas; formulate a policy to be presented at the May 14th meeting for adoption.

Stacey Johnson motioned that she file form 1128 with the IRS to align reporting year with HOA year: June 1- May 31. Dan Vanover seconds the motion. All were in favor. Motion passed.

Floor was opened to audience. Karen Olsen reported that, while building the roads, Lynn Barnett has potentially created a dangerous situation on a road in Division 8. She requested that Lynn Barnett be held accountable for repairs. Carroll Wright inquired whether Lynn Barnett got ACC approval regarding cabins that he built last year. Eldon Hunt asked whether the sign to the entrance on Pine Bluff is going to be fixed. He believes that it is going to fall down.

Meeting adjourned at 11:30 AM

Consent Agenda for May 14th 2005 Meeting

Motions Made Between March 13th and May 13th 2005

March 30, 2005

I, Jess Wright, motion to proceed with establishing a contract with Kirk Johnson for road management.

Passed

April 13, 2005

I, Stacey Johnson, motion that Karen Hick and I contact all title companies immediately the deal with Nine-Mile Ranch to implement a \$10.00 transfer fee for all lots sold. This fee will be sent to Nine-Mile Ranch HOA when a lot closes its purchase. The fee will not only help in paying for postage and copies of information sent to new owners, it will also give notice to our secretary and treasurer when a lot changes ownership, allowing us to keep our records up to date.

Passed

April 14, 2005

I, Tillie Porter, motion that the BOD adopts the "Spring 2005 Substandard Private Driveway Notice Procedure" document as standard operating procedure.

I, Tillie Porter, motion that the owners whose driveways are considered substandard by Nine-Mile Ranch Road Committee be sent the Substandard Driveway Letter.

Passed

April 18, 2005

I, Stacey Johnson, motion to arrange a final meeting (phone meeting) with Richard Price, our corporate attorney, to finalize the issue of whether we maintain 30' easements and private easements. The conversation with Richard will end in asking him to write up our final resolution regarding this issue.

Passed



BOARD OF DIRECTOR'S MEETING AGENDA MONDAY, JULY 3, 2006 – 10:00AM

- I. CALL TO ORDER
- II. INTRODUCTION
- III. CONSENT AGENDA: There will be no separate discussion of these items unless a Board Member requests, in which event the item will be removed from the Consent Agenda and considered immediately following the Consent Agenda. All items listed are considered to be routine by the Board of Directors and will be enacted by one motion.

1. E-mail motion on May 8, 2006 by Jess Wright, second by Craig Jordan to approve payment to Von Range Excavating of an amount not to exceed \$7000.00 for the emergency road repairs to roads in Division 7 and Division 8 caused by heavy rains in April 2006. Repairs have been completed and inspected by Jess Wright and Don Coffman. Motion was unanimously approved.
2. E-mail motion on May 16, 2006 by Jess Wright, second by Don Coffman to approve the expenditure of \$4500.00 for the application of 1500 lineal feet of road mulch on West Corral Drive and Mallard Drive. This expenditure is within the road budget approved for the 2005 fiscal year. Motion was unanimously approved.

IV. GENERAL ITEMS

1. Elect Officers for the 2006 fiscal year. Nominations are as follows:

President	Jess Wright
Vice-President	Nita Delk
Treasurer	Craig Jordan
Secretary	Dan Vanover
ACC Chairman	Gary McNulty
Road Manager	Don Coffman

If no other nominations are heard, the above nominations will be enacted by one motion.

V. DEPARTMENTAL

1. Road Report
2. Financial Report

VI. COMMUNICATIONS/QUESTIONS/COMMENTS

VII. ADJOURNMENT

**BOD
MOTIONS JULY 2007 TO PRESENT**

2007 Motions

1. E-mail motion on July 28, 2007 by Jess Wright and seconded by Craig Jordan, **to accept minutes Minutes of July 21, 2007 BOD Meeting. Motion was unanimously approved.**

2. E-mail motion on August 21, 2007 by Jess Wright and seconded by Marie Jordan, **to authorize expenditure not to exceed \$500 to provide signs at the entrance to Divisions 6,7&8 with text as follows:**

**NO TRESPASSING
NO HUNTING
NO ACCESS TO OKANOGAN
NATIONAL FOREST
HERD LAW ENFORCED**

Motion was unanimously approved.

3. E-mail motion on August 29, 2007 by Dan Vanover and seconded by Gary McNulty, **to authorize Karen to contact her friend and locate a competent attorney to represent the board and the HOA. In accordance with a prior legal recommendation. Motion was unanimously approved.**

4. E-mail motion on August 29, 2007 by Dan Vanover and seconded by Gary McNulty, **to have the HOA indemnify each board member in this action. Motion was unanimously approved.**

5. E-mail motion on Sept 13, 2007 by Marie Jordan and seconded by Craig Jordan, **that the Nine Mile Ranch Board of Directors accept the Revision to Policy 2006-1, as shown below (Policy to be included on separate sheet herein) Motion was unanimously approved.**

6. E-mail motion on Sept 23, 2007 by Craig Jordan and seconded by Jess Wright, **to approve not more than \$9,000 road work. The estimate is for \$8300. Motion was unanimously approved.**

List of tasks for Tim's Enterprises:

- 1.) 2 Culverts for the entrance to Wagon Wheel Road
- 2.) \$2500 for 5/8 crush for various area in nine mile.
- 3.) 2 culverts on crest drive
- 4.) Rock on Cougar drive
- 5.) Rock on Porcupine Spur including a turn around.

6.) Rock on Old Trestle to finish the end of the Road way on the other side of the culvert.

7. E-mail motion on October 7, 2007 by Dan Vanover and seconded by Craig Jordan, **that the BOD authorize Jess Wright to sign the agreement with Foster Pepper for legal services. Motion was unanimously approved.**

8. E-mail motion on Oct 30, 2007 by Craig Jordan and seconded by Gary McNulty, **to approve funds of \$5000 to retain Michael Schechter for legal services. Motion was unanimously approved.**

2008 Motions

9. E-mail motion on April 9, 200⁷ by Dan Vanover; seconded by Jess Wright to **authorize the expenditure of approximately \$325.00 for the subscription to the QuickBooks Plus online edition software. Motion was unanimously approved.**

Nine Mile Ranch Board of Directors Meeting
July 21, 2007

Prepared by Marie Jordan

Welcome

Jess Wright called the meeting to order at 10:07 am. The meeting was held at YoYo's Restaurant in Oroville, Washington. New Board member, Karen Wood, introduced herself to the audience present

Board Members Present

Jess Wright, current President, Craig Jordan, current Treasurer, Don Coffman, current Road Manager, Marie Jordan, current Board Member, and Karen Wood, new Board member. Dan Vanover, current Secretary and ACC Chairman Gary McNulty were absent.

Audience Present

Brian K. Beaudry-Council, Eldon and Bev Hunt, Nena and Bill Hendricks, John Chapman.

Election of Officers for Fiscal Year 2007

The first item on the Agenda was to elect Officers for Fiscal Year 2007. Nominations were as follows, with no new nominations added during the meeting:

President – Jess Wright
Vice President – Dan Vanover
Secretary – Marie Jordan
Treasurer – Craig Jordan

Road Manager – Don Coffman

ACC Chairman – Gary McNulty
ACC Co-Chairman – Karen Wood
(Approved by Lynn Barnett)

Motion made by Jess Wright to accept the slate of Officers for Fiscal 2007, seconded by Marie Jordan. Motion Carried: Board members Jess Wright, Craig Jordan, Don Coffman, Marie Jordan and Karen Wood voting in favor. Board members Dan Vanover and Gary McNulty were absent.

Consent Agenda

Motion made by Jess Wright, seconded by Craig Jordan, to accept the Minutes for the Annual Meeting (June 30, 2007) as written. Board Members Jess Wright, Craig Jordan, Don Coffman and Marie Jordan voted in favor. Karen Wood abstained from voting as she was absent from the Annual meeting. Board Members Dan Vanover and Gary

McNulty were absent, so did not vote. These Minutes will be posted on the WEBSITE.

Treasurer's Report

Craig presented Financial information with updates to account balances and receivables since the last meeting on June 30, 2007. Quarterly updates are available on the WEBSITE. He discussed plans to do a second billing for assessments still unpaid on August 1st, at which time notices will be sent to advise non-payers of plans to place liens, as the Board has approved a "get tougher policy" on delinquent paying members.

Road Report

Road Manager, Don Coffman, brought the audience and Board up to date on both the current and Fall road work plans. Due to the heavy rain last month, there are some significant wash outs that will need to be addressed. He also discussed the plans for adding culverts on Crest Drive where the power lines are. PUD will be contacted ASAP to mark underground lines. The Culvert Cleaning party planned for Sunday, September 2nd was discussed. More information regarding this volunteer day is available on the WEBSITE, along with contact information for Don. This coming winter's Snowplowing was discussed, with plans to contact last year's Snow Plow driver ASAP as to his availability. The subject of Weed Spray was discussed with additional spray to possibly be done in areas of need. The plan is to have members from each Division report on areas of concern in conjunction with the Culvert cleaning day. Don talked about why broadleaf spray only was used for the first spraying and how the grasses on the slopes of the ditches will help with erosion. Plans for doing grading and rock work in early October were mentioned. Road representatives from each Division are being recruited, stipulating that the ideal Road representative should live full time at Nine Mile Ranch. Discussion followed about culverts still being needed at the bottom of Wagon Wheel Road and Allen Drive. Also discussed were options to weed spraying, i.e. mowing of tall grasses in ditches.

Prior to the meeting being adjourned topics of concern were brought up by members of the audience. Nena Hendricks and John Chapman brought up issues concerning the use of Nine Mile Roads by ranchers to get cows to State Land adjoining Nine Mile Ranch and cows getting through the fences onto private land. Nena also mentioned concern about the use of Nine Mile Roads by non-members who drive recklessly. Many ideas for solutions to these problems were discussed. The Board is currently working on solutions to these complicated issues. Relevant information regarding these concerns will be available on the WEBSITE.

Adjournment

The Board of Directors meeting was adjourned at 10:50am

NINE MILE RANCH ANNUAL HOME OWNERS ASSOCIATION MEETING
June 30, 2007

Prepared by Marie & Craig Jordan

Call to Order

Jess Wright called the Nine Mile Ranch HOA Annual Meeting to order at 10:00am at the Grange Hall in Oroville, WA. Jess stated that the number of members present does not constitute a Quorum.

Board Members Present

Jess Wright, President; Craig Jordan, Treasurer; Marie Jordan, Board Member; Don Coffman, Road Manager and Gary McNulty, ACC Chairman. Dan Vanover, Secretary, was unable to attend. New Board member Karen Wood was absent due to illness.

Membership Present

Lloyd Showalter, Don Hoffman, Harold and Kay Christian, Bill Hendricks, Nina Hendricks, Karen Olsen, Janet Wright, Duane Resch, Peggy McNulty, Tillie Porter, Skip and Terri Ord, Joanne Neugebauer-Rex, Mike Rex, Ron and Nora Tiffany, Randy and Deb Cramer, Eldon and Bev Hunt, Todd Besaw, Edwin Besaw, Lindy and Robert Curry, Terry Donoho, Barbara Madsen, Bob and Julie Ashmore.

Treasurer's Report

Craig Jordan presented the finance report to the board and membership present. This report is also available on the web site. He discussed ongoing work at following up with Property sales in Nine Mile Ranch, some properties closing with no notification to the Association from Title companies. Further tough action will be taken in regards to dealing with members who do not pay their assessments.

Road Report

Don Coffman presented the Road report. The road report will also be published on the web site. Don discussed weed spraying and new work being done on some of the roads. He also announced plans for a volunteer team to gather on Sunday, Sept. 2nd to clean culverts. Questions were raised regarding the gravel used to lay down new base on roads needing work. Comments were made regarding plans for Fall grading, such date yet undetermined.

Old Business

The minutes from the April 14, 2007 Board meeting were approved.

Jess Wright asked those present how many visited the Nine Mile Ranch Website. The majority present raised their hands. Don Coffman commented regarding Aerial photos

showing overlay of lot lines that are available from Realtors may not be accurate. Discussion on these subjects followed.

New Business

The subject of some letters received recently by the Board was brought up. The first letter from Lloyd Showalter was read, with the desire for the Board to attain a better understanding of some accusatory statements that had been made in the letter. This was brought up due to the fact that certain members of the Association continue to bring up old complaints and accuse the Board (and previous Boards) of favoritism. When asked directly about this subject, nothing was substantiated. A heated debate followed concerning weed spray, road maintenance, budgets, amending the Covenants, communication between members and the Board. Volunteers were requested to help out regarding many concerns. No one volunteered.

Adjournment

Jess Wright moved to adjourn the meeting. All Board members seconded. Meeting was adjourned 12:50 p.m.



**NINE MILE RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

April 14, 2007

prepared By Craig & Marie Jordan

Call to Order

Jess Wright called the Nine Mile Ranch HOA Board of Directors Meeting to order at 10:00 AM in the meeting room of the Oroville Museum.

Board Members Present

Jess Wright, Craig Jordan, Marie Jordan and Don Coffman. Gary McNulty was unable to attend due to illness. Dan Vanover was unable to attend and gave inputs for the meeting. Nita Delk was a no show and didn't communicate that she would be absent.

Audience Present

Vikki Wright, Eldon and Bev Hunt, Harold and Kay Christian, Tillie Porter, Lloyd Showalter, Bill Petry, John & Kathleen Chapman, Paul & Sue Jones, Carol Sanderson.

Consent Agenda

Motion by Jess Wright, seconded by Craig Jordan to approve the consent agenda as follows:

Motion to approve the 2006-2007 contract for snowplowing.

Motion to approve expenditure, not to exceed \$1000, for 10 new road signs to be used at the entrance of Nine Mile Ranch roads.

Motion to approve expenditure, not to exceed \$4000, for Fall road work that includes grading and laying of 1.25 minus on selected portions of W. Corral and other roads as necessary.

Motion to approve minutes of the July 3, 2006 Board of Directors meeting.

Motion to approve Policy #2006-1.

Passed 4 yes votes: Board members Jess Wright, Don Coffman, Craig Jordan, and Marie Jordan voting in favor. Board members Nita Delk, Gary McNulty, Dan Vanover were absent.

Departmental

Craig Jordan presented the finance report to the board and audience present. This report is also available on the web site.

Road report was presented by Don Coffman. The road report will be published on the web site.

New Business

Culverts – will be inspected. Don suggested we as a community should try to maintain our culverts due to high expense and liability issues using unlicensed labor. Possible potluck culvert cleaning day.

Lloyd brought up the issue on Point Drive concerning faux culverts on Tiffany's driveway. This will be inspected and a letter written if a violation is found. Other culverts known to be in violation or missing culverts were noted and letters will be sent.

Gravel – Lloyd mentioned a hearsay gravel source that Vaughn Range would install a crusher at Vaughn Range's expense where we could buy higher quality gravel from our community pit run. Many factors must be investigated, including Vaughn Range's actual commitment, local liability and local community acceptance of a crushing operation, TLC permission to use this resource, potential of many trucks driving our roads and financial implications of exclusive buying of gravel from Vaughn Range and contractual implications.

Johnson's letter to the board regarding weed management of 1.5 mile of Mallard Drive. Jess made a motion to accept weed management and a no spray zone for the first 1.5 miles of Mallard Drive. The Johnsons will maintain per county and 9MR regulation. Don second. Vote: All were in favor (4) votes.

Lloyd brought up hearsay of Loe complaint regarding Johnson's maintenance of this area. Board has received no negative information from the Loe family regarding this issue. Board reviewed past letters and files for this concern and found no complaints by the Loe family to support Lloyd's concern.

Mention of 60 foot easement on Loe property on Blue Grouse and concerns that spraying must be done on that portion.

Board will be taking action to deal with properties violating association covenants, such as leaving cars, trailers and garbage on easement land as well as private owned property.

Board will continue taking more aggressive action with non-paying community members.

Petition will be made to send to local government concerning shooting, poaching on private land. Home owners need more rights to control what happens on their land.

Lloyd brought up concerns about dogs chasing deer. Board responded telling Lloyd that folks seeing harassment of wildlife should be reporting the incident to Fish and Wildlife. This is not a Board matter.

Adjournment

Craig moved to adjourn. Jess second and called the meeting adjourned. The Board of Directors meeting was adjourned at 11:30am.

Executive Session

Cancelled

CONSENT AGENDA

The consent agenda constitutes formal approval of all board actions taken since the last formal meeting on April 26, 2008. This includes three motions, the snow plow contract for 2008/2009 and the minutes from the 2008 annual meeting.

Motion for Additional Road Work Funds

June 4, 2008

Discussion: We have used the allocated \$12K for road work. \$7k went for gravel, \$1.6K for grading, \$1.4K for gates, \$.8K tax and the remainder divided up in small tasks. The Spring road work is not yet completed (of course road work is never complete).

Motion: I (Jess Wright) move we allocate not to exceed \$ 7,000 for further Spring road work. These funds to be used for approximately 25 hours grading, turn around completion, gravel and pit run. Also other tasks as become apparent. We need a second and your votes ASAP. Seconded by Don Coffman. Unanimous Yes vote.

Motion for Additional Road Maintenance

Oct. 2, 2008

Discussion: There is a culvert that has been buried for some years and, due to its condition, it needs to be replaced. There is also a washout on Long horn that needs to be repaired. There may be other repairs as yet unknown that will be required. This, in addition to the already known work may require additional funds. At present we have about \$3000 authorized from earlier work but it is very possible that will not cover the required work.

Motion: I Jess Wright move that we authorize the expenditure of up to \$5000 for additional road maintenance. Motion seconded by Don Coffman. Unanimous Yes vote.

Motion for Funding for Fall Roadwork

Oct. 1, 2008

Discussion: The Fall road work is underway. The gate on Div 8 is installed and the road rake is here and in use. It seems to work very, very well. As good luck would have it, the roads are damp so it is an ideal time to do this work. Most of the planned road work should be complete this week.

Due to unforeseen extra costs, I would like to amend the prior \$5500 prepayment for Tim's enterprise to \$6500. We will receive credit for this extra \$1000 during this week's road work.

Motion: I, Jess Wright, move we amend the previously agreed to prepayment of \$5500 to read \$6500. This prepayment to be paid to Tim's Enterprise to aid in the purchase of a much needed road rake. Dan Vanover seconded the motion. Unanimous Yes vote.

April 26, 2008

CONSENT AGENDA

The following material, motions, policy revision and minutes comprise the record of Board of Director action since the last regular meeting held on July 21, 2007. Approval of this Consent Agenda ratifies those actions for the record.

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS

NINE MILE RANCH HOME OWNER'S ASSOCIATION

MAY 23, 2009

DIRECTORS PRESENT: Jess Wright, President; Dan Vanover, Treasurer;
Don Coffman, Road Manager; Gary McNulty, Architectural
Control Committee Chairman

ALSO PRESENT: Bob Dickson, ACC Member

AUDIENCE PRESENT: John and Kathleen Chapman, Eldon and Bev Hunt, Jim and Tish
Jeters, Cal and Tilly Porter, Chuck Thompson

RECORDED BY: Helen Dickson

INTRODUCTION

Jess Wright called the meeting to order at 2:00 p.m. and welcomed all members. Jess also welcomed new ACC member Bob Dickson and his wife Helen, who will be taking minutes. The meeting was held at YoYo's Restaurant in Oroville, WA.

APPROVAL OF CONSENT AGENDA

Jess Wright presented the Consent Agenda, which constitutes formal approval of all Board actions taken since the last formal meeting on April 26, 2008. He noted that most business is carried out between Board members via email. A copy of the Consent Agenda is attached to these minutes.

UPON MOTION DULY SECONDED it was moved to accept the Consent Agenda as written.

This motion was passed unanimously.

TREASURER'S REPORT

Dan Vanover presented the report to the meeting. He noted that there is approximately \$104,000 either in CD's or in the Wells Fargo checking account. \$32,700 has been allocated for the anticipated spring road work. He also stated that presently there is \$54,000 in receivables, some of which will be pursued with legal assistance. \$55,000 is being held in reserve for emergency road repairs, etc. HOA yearly invoices will be mailed out on June 1, 2009.

ROAD MANAGER REPORT

Don Coffman presented the report to the meeting. Jess Wright noted that current road reports and road conditions are posted on the HOA's website. Don discussed the present grooming system, noting that the road rake currently being used is working very well. Additional material will be added to the roads this year, in order to maintain the present hard base currently in place. He stated that one of the main concerns is to maintain turnaround areas for fire truck access and general safety on the roads. Gate and post repairs will be carried out. He noted that gates were installed for the benefit of Nine Mile Ranch property owners and to remind the public that these roads are privately maintained roads. Jess Wright stated that the Board is favorable towards gates and those members who would like gates installed will get them. He also noted that gates must be kept open during snow plowing season. A discussion was held regarding trucks damaging the roads during construction of new properties. A suggestion was made to levy a fee from those property owners to cover the cost of repairing the roads. Don Coffman stated he would look into this suggestion. Don thanked Eldon Hunt for his excellent participation with the snow plowing this season. Weed spraying will be completed shortly.

ARCHITECTURAL CONTROL COMMITTEE REPORT

Bob Dickson presented the report to the meeting. He stated that presently there are two items of concern. The first is a garage structure at 39 Allen Drive, Division 2 with no approved septic system. The owner has been renting this garage to tenants who have been living there in excess of 6 months. There is no occupancy permit for the garage structure. This rental and permanent residency contravenes with State and County Codes and the NMR Protective Covenants. Bob informed the meeting that a letter had been sent to the owner of the property with a copy to the tenants informing him of violations with specific instructions to remedy the situation immediately. He also stated that a letter had been received from the tenants of their intention to vacate the premises in May, 2009. The meeting was informed that the tenants were in the process of moving at this time.

The second issue was the placement of a singlewide mobile home on Lot 42, Division 7. The owner had placed this mobile home on the property without permission from the HOA. This is in direct contravention of the HOA Covenants, which stipulates that placement of a singlewide mobile home is not permitted. Bob informed the meeting that a letter had been sent to the owner requesting in writing the owner's clear intentions as to the building site, including start of construction, expected completion date and status of any building permit, site analysis and health district applications, i.e. septic system. He was also informed not to remove the highway wheels, axles or towing frame or proceed with any further steps in making this installation permanent. The owner was also requested to attend the Board of Directors meeting to discuss this situation. As of today's date there has been no response from the owner.

A lengthy discussion was held with regards to this issue and a number of suggestions were put forth.

UPON MOTION DULY SECONDED it was resolved that a letter be sent to the owner stating that, as he has not responded to the Board's requests he must remove the mobile home immediately.

This motion was passed unanimously.

NEW BUSINESS

Jess Wright informed the meeting that there had been a situation regarding a dog causing a disturbance to a neighboring lot owner and that this issue had been successfully resolved between the parties involved. He stated that owners need to follow ACC procedures on the website and that any member can enforce the HOA Covenants.

Jess Wright discussed the possibility of having signs erected banning fires and prohibiting fireworks on the Nine Mile Ranch. It was decided that this issue will be discussed further at a later date. He noted that everyone must observe fire bans currently enforced by the County.

Chuck Thompson informed the meeting of a property in Division 8 with a cabin on it that is approximately 500 square feet. The owners have been living in this cabin since July, 2008 without septic or a well system. Don Coffman reported that the owners are planning on building a house on the property and that he will look into this situation further.

Gary McNulty reported that he had received an email regarding the owner of Lot 7 in Division 7 who wants to erect a large tower to provide Broadband service to both Division 7 and Division 8. Jess Wright stated that the owner needs to formulate a plan and submit it to the ACC complete with detailed scaled drawings for review.

There being no further business the meeting was adjourned at 4:10 p.m.

ARCHITECTURAL CONTROL COMMITTEE REPORT

NINE MILE RANCH HOME OWNERS ASSOCIATION

JUNE 26, 2010

Chairman – Gary McNulty
Member – Bob Dickson

During the past year there have been half a dozen or so requests for building approval. Most were approved. There were several applications where the living area was under 900 sq. ft. The owners were informed that living areas must be over 900 sq. ft. to conform with the CCR's.

There has been one grievance form submitted to the ACC regarding a derelict trailer. Gary McNulty has sent a letter to the owner.

There has been a number of building activities with no contact with the ACC.

Just a reminder that it is a requirement, as stated in the Covenants, that all Nine Mile Ranch Home Owners must submit an application to the ACC before starting any building or site preparation on their properties.

The concern here is that future legal positions may be jeopardized if correct procedures are not followed.

If anyone has additional information on building activity without contact to the ACC please make it known.

MINUTES OF BOARD MEETING

NINE MILE RANCH HOME OWNER'S ASSOCIATION

April 24, 2010

DIRECTORS PRESENT: Jess Wright, President; Dan Vanover, Secretary/Treasurer, Gary McNaulty, ACC Chairperson and Carol Sanderson

DIRECTORS ABSENT: Don Coffman, Vice President/Road Manager

ALSO PRESENT: Bob Dickson, ACC Member

AUDIENCE PRESENT: Four members of the Nine Mile Ranch Home Owner's Association were present including Steve McPherson; Edwin Beesaw, Chuck Thompson and Eldon Hunt

RECORDED BY: Carol Sanderson

Jess Wright called the meeting to order at 2:03 PM. and welcomed all members and audience participants. The meeting was held at YoYo's restaurant in Oroville, WA.

A quorum of Board members was present.

Jess Wright gave the introductory comments; discussed concerns regarding trash and large rocks on road. Minutes from the last board meeting were presented with motion to approve. Motion was seconded by Dan Vanover and motion passed by unanimous vote.

Jess presented the Consent Agenda for all board actions taken since the last formal meeting on May 23, 2009 with a motion to approve, motion was seconded by Dan Vanover and motion passed by unanimous vote.

Treasurer Report:

Dan Vanover gave the Treasurer's report which indicated:

- | | |
|--|-----------|
| ▪ Total Bank Balance: | \$96,866. |
| ▪ Estimated Road Maintenance checks outstanding: | \$ 8,700 |
| ▪ Estimated remaining RM expenses for 2009-2010: | \$ 5,000 |

Dan also presented a preliminary draft of 2010-2011 budget over view and asked directors to review and provide input.

Carol Sanderson presented a Membership Dues update that detailed the following:

- Of the approximate 297 members there are 32 members that have past due & delinquent Association Dues for a total amount outstanding and past due of \$13,015. Of the 32 past

due accounts 14 are past due only for 2009 with the remaining 18 accounts past due for multiple years.

- In April a letter was sent to members with past due accounts giving them until April 30, 2010 to bring their accounts due or additional collection action would be taken including:
 1. Lien filings;
 2. Judgment & garnishment action
 3. Foreclosure action.

Road Report:

In Don Coffman's absence the road report was given by Jess Wright. . Special thanks were given to Eldon. Hunt for his efforts regarding snow plow over-sight throughout the winter season.

Road maintenance and conditions discussed included:

- W. Corral Rd was severely damaged with major ruts caused by early winter thaw and wet spring conditions together with construction vehicle activity. A separate accounting of this road repair costs is being kept and actions for potential partial recovery of costs will be made.
- In Upper Div 7 there is one new culvert to be installed and road end turn-a round's are being repaired.
- Additional shale has been applied to the steeper grades on Blue Grouse which has, to date, improved wash boarding and road safety.
- Roads are being raked at least 3 times a year. The first raking for 2010 is approximately ¾ done with completion anticipated by the end of May 2010.
- There was some discussion regarding speed limit signs within the Association borders in addition to the signage currently located at each entrance onto Association Roads. The general consensus was that with limited, if any ability to monitor or enforce, the expected costs of signage would out weigh any potential benefit.
- Directors were encouraged to get the word out to all members to report any unsafe or soft spots on the Association Roads.
- There was general consensus by the Directors that the annual incremental road improvements were producing overall improved road conditions.
- In the fall 2009 the roads were sprayed with herbicide Sahara to eliminate weed growth. As of this date there is no road weed problems reported and road manager/committee members are cautiously optimistic that additional spraying will not be needed until Fall 2011. Broadleaf spray for ditches is anticipated in June 2010.
- Board President emphasized that off road vehicles are NOT ALLOWED on private property without property owner permission. The Nine Mile Ranch HOA's CCR's PROHIBIT cross country driving at any time.

ACC (Architectural Control Committee)Report:

ACC report presented jointly by Gary McNaulty, ACC Committee Chair and Bob Dickson, ACC Committee member. An ACC Committee Report was provided for all present and addressed the following:

- There have been approximately 6 requests for building approvals so far this fiscal year. Most were approved. The applications for residences with living area under 900 sq. ft. were required to conform to the CCR's.

- There had been no grievance forms submitted to the ACC committee to date, however there was a new grievance presented at the board meeting regarding a derelict trailer visible from the road. It was determined that the ACC committee will contact property owner in an attempt to resolve the issue.
- Detailed in the ACC report were 4 completed or in-process building activities that did not obtain ACC approval. The Association CCR's mandate that the majority of residential building/construction activities required ACC approval, the CCR's are less clear on how to enforce compliance. ACC members will attempt to contact violating members and have them complete an application.
- Mr. McNaulty stated that the ACC application form is online @ www.ninemileranchhoa.com and clear instructions for completion and submission are provided.
- Grievance forms are also located of NMRHOA website. All members are encouraged to help regulate or enforce the Associations CCR's through the HOA approved grievance process.

Old Business: None

New Business:

- Road safety and potential Association liability for road safety were discussed. Specifically addressed was a portion of Mallard Rd that is built on the slash over the Creek. It is a concern of the directors that the road is too narrow as well as too steep in spots. Measures to improve safety could include widening and curbing and would be considered a major capital project that all Association Members should be made aware of. It was determined that the Road Committee would initiate discussions with an engineer or engineers regarding designs and "guess-timates" of costs to improve road safety for this area.
- Poles and gate on Old Trestle Rd are to be installed.
- Annual Association Members meeting is tentatively scheduled for Saturday June 26, 2010 with time and location to be determined.

The meeting was adjourned at 3:35 p.m.

CONSENT AGENDA

The consent agenda constitutes formal approval of all board actions taken since the last formal meeting on May 23, 2009. The actions and motions are listed below:

1. Approval of annual meeting minutes
2. Motion to buy and install fire warning signs, 6-24-09
3. Approval to retain attorney in the matter of the single wide home, and other issues that may arise from time to time. 6-25-09
4. Motion to approve minutes of May 23RD board meeting. 6-25-09
5. Approval of snow plow contract for the season of 2009/2010.
6. Motion for election of officers. 8-30-09

All motions were seconded and passed by unanimous vote.