

**Board Meeting Nine Mile Ranch w/ Executive Session
March 7, 2026, 9:00am**

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

Absent: Noah Brown

Committee Members in Attendance: Kirk Johnson

Owners: Richard and Jenny Treat, Division 4

Meeting Called to Order at 9:04am

Motion by Dan McLelland, to accept the following meeting agenda, Seconded by Cole Markusen, Motion passed unanimously.

Open Speaker Session, in compliance with RCW 42.30.240 & RCW 64-90-445 - (9:05am - 9:10am)

Speaker(s): Richard and Jenny Treat

Richard and Jenny Treat introduced themselves, and were welcomed by the Board. Richard asked about HOA maps, and were directed to the HOA website, under CCRs & Legal where the Division maps are stored. Richard and Jenny confirmed that they had received the New Member Welcome Packet.

1) Old Business - Dan McLelland

The Minutes of the Board meeting of January 10, 2026, as approved by the Board, January 26 2026.

2) Website - Cole Markusen

Cole Markusen says the Website Committee met last month, considering the input from members' feedback. The committee evaluated the website for core topics to update and/or revise, and the bulk of work is standardizing naming, dates, best practices, and archival standards for older documents that are no longer relevant.

Cole says that he has made a couple of documents for review. The first is a Website Posting and Archiving Standards. Cole wants to further review the website that the formatting looks good and is helpful before formally adopting it.

Cole makes a Motion for the second document, to authorize implementing the website updates the committee identified, primarily for improving website organization, simplifying navigation,

removing outdated irrelevant items, old documentation, or external links that no longer function, (i.e. the Okanogan County Assessor MapSifter link) and standardize the way the documents are displayed across the website.

Motion by Cole Markusen that the Board authorizes the implementation of the website improvement recommendations as recommended by the Website Committee as outlined in the Nine Mile Ranch HOA Website Committee document, Seconded by Rick Lewis, Motion passed unanimously.

Leo Culloo asks about whether the ACC Committee posts minutes about their reviews or application approvals on the ACC page on the HOA website. Rick Lewis responds that it hasn't been a practice previously. Leo asks if it wouldn't be prudent to post approvals on the website, so that the members could look up and see that there has been a review and approval to build. Leo asks if it is "public information" Rick says that the ACC process isn't public, it's a part of the HOA that addresses individuals one at a time. Rick isn't opposed, but would want the direction of the Board if that's what the Board wants done.. Leo points out that the members would be easily able to verify whether there's an ACC approval, or if they need to report a violation.

Cole Markusen asks Leo what level of information seems appropriate, Leo suggests identifying the Lot Parcel number, and the specific build approval. Rick Lewis keeps records of applications, transactions and approvals, and can dovetail it in to improve the ACC webpage with a relevant monthly report. As an example, with the Division and Lot number, "For the month of December, there were two applications, one for a shed, one for a driveway entrance, and they've been approved by the ACC." Leo asks that the Board will consider and discuss the details at another meeting.

Akshay Bhat asks about the archival policy, that old newsletters beyond three years will be internally retained, and asks where they would be located, Cole Markusen says right now the plan was to leave the documents available on the site, but not actually visible. Cole is open to adding an archive section, as there's a lot of archive documents that aren't already on the site that would need review as to what should be public and accessible, versus what was added just for link purposes and other documents.

Kirk Johnson reiterates that Cole Markusen mentioned he was looking potentially to bring a motion later about an archiving type of policy. Kirk suggests viewing the e-mail archive policy that the Board did many years ago, as there may be information there that might be relevant to what Cole creates. Cole agrees and says that for the next meeting he'll report about posting and archive standard policy. Cole will also touch base with Rick Lewis about the ACC website updates.

3) Treasury - Stacey Johnson

Motion by Stacey Johnson to approve the submitted proposed budget for fiscal year 2026, 2027, Seconded by Cole Markusen, Motion passed unanimously.

Stacey Johnson explains that the net income raised to 1% to equal the MAARs (minimum annual assessment rate), and was put into Capital Improvements for extra Road expenses. Although we raised the dues 1%, an old \$10.00 extra assessment from last year fell off, so dues are just slightly less. Stacey says she will write an explanation to be included in the Annual Mailing.

Motion by Stacey Johnson, that the Notice of Delinquency Letter is approved by the Board to send out to past due members, per the given schedule that was suggested. Seconded by Leo Culloo, Motion passed unanimously.

Stacey Johnson discusses whether there's a way where we don't have to do it because when have we ever foreclosed on a home here or a lot. Stacey doesn't see that happening, but acknowledges the RCWs directs us to notify the members as we are capable per our CCRs of foreclosing. Because we are capable of legally foreclosing on a property, we are in the position now for the HOA following the RCWs to have to send this letter out.

This is a follow up conversation from the January 10, 2026 Board Meeting, and details can be found in Agenda Item 7) Paragraph 6.

Motion by Stacey Johnson, that the Annual Membership Meeting be held through Zoom as well as a physical meeting in Oroville, Washington, Seconded by Cole Markusen, Motion passed unanimously.

The Board discusses whether we should have a Physical Meeting, a Zoom Meeting, or a combination meeting for the June 20, 2026 Annual Membership Meeting. We experienced some technical issues that we were able to resolve. Cole Markusen asks how many people showed up for the meeting. Sonya Bachmann and Stacey Johnson felt that about 30 people attended, with many of them being couples. Cole mentioned that he really enjoyed meeting other community members. Overall, the Board felt that the meeting went well, and decided to support a hybrid meeting.

Stacey Johnson says that the Ballot Counting Meeting will be at 10:00am, and the Annual Meeting will be at 1:00pm

Stacey Johnson asks Sonya Bachmann to secure a reservation for our Annual meeting, Sonya says she will coordinate with the school facility.

Stacey Johnson asks Akshay Bhat to handle the Zoom aspect of the meeting, Akshay accepts, and will set up and coordinate.

Stacey Johnson moves on to discuss Ballot Counting. Stacey has secured our fiduciary, Tamara Porter, who arranges a separate Post Office Box for the Ballots, picks up our ballots and brings them to the ballot counting meeting. Stacey mentions that Tamara is not a Nine Mile Ranch community member, and that no Board Member(s) ever touches, or sees a ballot before it comes to the ballot counting meeting. Stacey says that she still needs to arrange a couple of non Nine Mile Ranch community people to count the ballots. Stacey will reach out to MyPlace Coffee and see if we can utilize their location for the ballot counting. Stacey asks if anyone is interested in taking over the Ballot Counting process, no one offers, so Stacey will continue.

Motion by Stacey Johnson, to spend \$ 100.00 to the ballot counting facility, Seconded by Rick Lewis, Motion passed unanimously.

Motion by Stacey Johnson, to pay our fiduciary Tamara Porter \$ 350.00 for the ballot counting process which includes the Post Office Box and her time, Seconded by Akshay Bhat, Motion passed unanimously.

Stacey Johnson reminds the Board that the Annual Membership Meeting mailing needs to be mailed out by May 1, 2026 She has a general outline, and will update the contents as appropriate. Stacey requests that the ACC Committee Chair - Rick Lewis and Road Committee Chair - Kirk Johnson write up a blurb for the mailing. The mailing will include the member e-mail permission form, Stacey notes we get some every year. Stacey is open to suggestions, changes, re-edits, or if somebody wants to rewrite something that's in it.

Motion by Stacey Johnson, to approve the contents of the Annual Membership Meeting mailing through e-mail with the majority of the Board's vote, Seconded by Cole Markusen, Motion passed unanimously.

Motion by Stacey Johnson, for the expenditure of \$1,200.00 to pay for the annual mailing, Seconded by Cole Markusen, Motion passed unanimously.

Motion by Leo Culloo, to post the MAARs report on the Nine Mile Ranch HOA website,, Seconded by Rick Lewis, Motion passed unanimously.

Stacey Johnson mentions the letter she wrote to a member requesting reduced annual assessment rates. The Board uniformly supported her response letter citing the Nine Mile Ranch CCRs, Article IV, Section 8, Uniform Rate Assessments, and her explanation of the process that the member could bring the issue to a vote of the general membership.

Motion by Stacey Johnson, to transfer in the accounting system \$13,430.00 from prepaid snow sanding and insurance, snow plowing and sanding and insurance, on the balance sheet, to the expense of snow plowing and sanding. Seconded by Cole Markusen, Motion passed unanimously.

Stacey explains that this is part of our contracted snowplowing agreement with Mr. Martin.

4) ACC Business – Rick Lewis

Motion by Rick Lewis, to adopt a Policy that any and all official records and communications between the ACC and members be uploaded and stored in Google Drive, which is a cloud based storage system with the following administrative and access features.

*That the data is only accessible by ACC members via their specific designated e-mail accounts.

*That access is granted and controlled only by an officially designated Board of Director member, and that Board of Director member be Akshay Bhat until the Board of Directors resolves otherwise; and that the data is secure from access beyond those designated therein, that the access shall be redacted for any member that leaves the ACC Committee.

*The ACC Chair is to let the designated Board of Director member know of any changes promptly.

*That Cole Markusen will act as a backup data controller.

Seconded by Cole Markusen, Motion passed unanimously.

Leo Culloo asks if there's any additional cost for the storage, and Akshay Bhat says there's no additional cost. Leo then asks about security, access, and the possibility of documents being editable. Rick Lewis, Cole Markusen, and Akshay Bhat explain the limited access, electronic signature tracking for transparency, and reasons for digitizing the records.

Rick Lewis reports that the ACC hasn't had much happening. Rick reports a couple of telephone inquiries, one for an 8'x 8' add-on storage container, Rick asks for an ACC application for plan approval to be submitted, and says he will route them out to the ACC for review.

Rick Lewis says that he received a couple of boxes of paperwork from the former ACC Chair - Todd Besaw. Rick says that he's gotten rid of a lot of stuff that had no relevance to the ACC, some old e-mail chains, some from 2018. The record of the process was the plan application, plan review, plan approval, and the written records that go out giving the approval. It should summarize that everything was looked at officially and within the requirements of the CCRs.

Rick Lewis says he will work with Cole about figuring out how to put up some sort of bulletin board that will highlight plan approval requests, and the relevant division and lot numbers as Leo requested.

Rick Lewis asks if there's a central place to store the two boxes of ACC records. The Board has no storage for them, so Rick assumes that the next ACC Chair would be receiving these when assuming the ACC Chair position.

5) Lot Occupancy Committee - Kirk Johnson

Kirk Johnson reminds us at our January 10, 2026 meeting, there was a discussion about a Lot Occupancy Policy, and that although the motion was brought, seconded, and discussed, the Board didn't take a final vote.

Motion by Leo Culloo, that the Board of Directors approve the Lot Occupancy document Policy dated December 11, 2025. Seconded by Rick Lewis, Motion passed unanimously.

Kirk Johnson continues with the Draft copy of the Enforcement Rules and Fine Schedule

Motion by Stacey Johnson, to accept the revised Enforcement and Rules and Fine Schedule Policy. Seconded by Cole Markusen, Motion passed unanimously.

Leo Culloo asks about the Right to a Hearing section, that the second sentence says the hearing panel shall consist of one to three persons, with at least one person being an association member who is not an officer or Director on the Board of Directors. Leo asks how many actual people would be on the panel. Kirk Johnson explains that the hearing panel shall consist of one to three persons, with at least one of those persons being an association member who is not an officer or a Director on the Board, subject to the Board's choosing and the availability of volunteers to do it. Leo asks if the panel had one member if their decision would be final on the hearing itself. Kirk clarifies that it wouldn't necessarily be a decision, but rather a recommendation to the Board, that the Board would make the final decision on the imposition of any fines.

Kirk Johnson goes on to explain that it was considered that it could be difficult getting volunteers for a panel, and not putting that number up to a point that was so high we couldn't fulfill creating the hearing.

Leo Culloo compares different HOA policies, where the fine is imposed first, and then a different committee will give a hearing. Kirk Johnson says that in Washington, the law requires a Hearing opportunity prior to imposing that fine. Kirk further states that the purpose of the hearing is an opportunity for the person to basically present their evidence or speak their case. The process as it is, is that the Board first makes a choice to send out a letter of violation, pointing out that it's a Board decision, and then a hearing is offered where a gathering of information is received, and then potentially, a final Board motion is brought, to actually impose the fine, or not.

Leo Culloo expresses concern that the people levying the fine are not the people evaluating the violation, that there's some checks and balances. He further expresses that he, or the Board may want to circle back around to refine and amend the Policy.

6) Road Report Review and Road Business – Kirk Johnson

Kirk Johnson - Road Manager, assesses and recommends that typical full spring raking is due to be needed on Ranch roads now, and that due to the mild spring run-off there will be approximately half of the ditching needed that was performed in spring 2025, so asks for release of \$6,867.00 to the Road Committee for the following spring maintenance tasks:

- \$5,219.00 to rake approximately 24 miles of roads, and
- \$1,648.00 to ditch needed areas, which includes equipment load-in fees.
- The above expenditures include 8.4% sales tax.

Motion by Leo Culloo, that the Board authorizes the Road Committee to expend \$6,867 for the spring maintenance, which would include raking and ditching as needed. Seconded by Cole Markusen, Motion passed unanimously.

Cole Markusen asks if we typically rake before we do the ditches, if we've ever noticed gravel from the raking going into the ditches after clearing the ditches. Kirk Johnson says typically speaking, raking doesn't affect the ditches, or that we don't get much of it that goes into it such that there needs to be that done first. Kirk continues to say that road conditions or moisture conditions are going to absolutely rule in that matter. So we'll definitely be looking to make sure that we can get the roads raked while the road conditions are still moist enough because ditching can easily be done later if need be.

Kirk Johnson explains that the Blue Grouse "No-Plow" Road Improvement has been a long standing road project of several years and it involves a good amount of money, so there's an explanation process.

WHEREAS for virtually all of 9MR history the last approximately .3 miles of Blue Grouse road in Division 5 has been abandoned of winter maintenance due to the developer's original road construction being too riddled with large protruding boulderheads such that plow trucks could not plow the road without undue damage to their trucks, and

WHEREAS due to the historic winter maintenance abandonment there has been partial winter time access denied to (3) lots along that road, which is a breach of duty under the CCRs, and WHEREAS the HOA membership has been noticed repeatedly of this condition by the Board of Directors since 2019 when the first elected Board completed their first road assessment, and WHEREAS in 2021 and 2022 the membership voted down an offer by the Board to raise the needed funds through a special assessment to complete this and other road improvement of a similar nature, and

WHEREAS the Board responded to the vote-down and the yet-still remaining legal obligation to remedy the lack of winter access on that road by unilaterally raising and saving funds for the repair, such funds which are now available, so

THEREFORE BE IT RESOLVED to release \$13,224.80 to the Road Committee to administer the

following schedule of improvement to that end section of Blue Grouse road:

1. Remove grossly protruding boulders using machine and man.

2. Fill holes with replacement gravel as needed and mechanically compact as needed.
3. Initial shaping of road plane with machine as necessary.
4. Install (10) loads of 3/4"-minus top coat, 4" thick, over approximately 528' long x 16' wide of the road area.
5. Final rake for crowning.

Motion by Leo Culloo, that the Board approve the expenditure of \$13,224.80 to perform the maintenance needed on those roads so they become accessible for plowing.
Seconded by Cole Markusen, Motion passed unanimously.

Akshay Bhat asks if this is the last snowplow area which needs to be done on the ranch, and Kirk Johnson affirms it is the last one to be completed.

7) Legal Committee – Reserve Study Statement - Kirk Johnson

Kirk Johnson reminds the Board that we've had a copy of the Draft Reserve Study Statement, and his suggestion recommending that it be reviewed by the HOA attorney to verify we've fully understood it and are not causing any issues.

Motion by Cole Markusen, that the Board send the Reserve Study Statement for legal review,
Seconded by Akshay Bhat, Motion passed unanimously.

8) Executive Session - Discuss possible member violation - Dan McLelland

Motion by Dan McLelland, to exit the Executive Session, Seconded by Rick Lewis, Motion passed unanimously.

Motion by Stacey Johnson, to form a committee to address a potential violation. Committee to consist of Rick Lewis, Sonya Bachmann, Cole Markusen, and Stacey Johnson, Seconded by Cole Markusen, Motion passed unanimously.

Motion by Stacey Johnson, to send a letter notifying said member of violation(s) and \$ 50.00 fine, Division 4 Lot 39, Seconded by Akshay Bhat, Motion passed unanimously.

Motion by Dan McLelland, to adjourn the meeting at 10:57am, Seconded by Rick Lewis, Motion passes unanimously.

Next Meeting April 11th, 2026, Zoom Invitation and Agenda to follow.