

Statement Regarding State Law-Required “Reserve Study”
for the 9MR HOA’s upcoming 2026-2027 fiscal year
from the Board Of Directors

Per RCW[64.38.065](#) and RCW[64.90.545\(2\)\(b\)](#) certain qualifying HOAs are required to have an “independent reserve study professional” perform a reserve study at least once every three years. This is based on whether an HOA has what are called “reserve components”, as defined at RCW64.38.010(17):

“Reserve component” means a common element whose cost of maintenance, repair, or replacement is infrequent, significant, and impractical to include in an annual budget.”

At this time our HOA’s only “common elements” are the obligation for road and easement maintenance, which is consistently satisfied through regular annual budgeting provisions. According to our determination, and as [verified](#) recently through the Association attorney, our HOA will not have any “reserve components” when fiscal year 2026-2027 starts. During the spring of fiscal year 2025-2026 the Board will spend funds to perform repairs for the last identified “reserve component” (see paragraph 2, page 5 of the [January 10, 2026 BOD meeting minutes](#)).

This means that until or unless our HOA acquires or identifies any qualifying “reserve components” in the future our HOA will not be subject to Washington state reserve study requirements.

ACC News

For years all of the official records of the ACC were on paper in two file boxes. Starting last fall the records were digitized and stored in a secure Google Drive. Files are stored based on the Division and Lot number. Even as Lots change owners, the history is retained now. Records include Applications, supporting information, and final Approval Letters. In addition, standard processes and forms were developed to assist committee members in processing Applications. Boilerplate letters were developed to reply to Lot Owners. Current and future committee members now have clear instructions on how to proceed with Applications. So far in 2026, only three inquiries on the process were received in emails. They are being processed using the new process and forms.