

Nine Mile Ranch HomeOwners Association

Board Meeting Minutes with Executive Session

April 11, 2026 | Via Zoom

Attendance

Board Members Present	Guests / Non-Board Attendees
Dan McLelland (President, Meeting Chair) Leo Culloo (Vice President) Stacey Johnson (Treasurer) Rick Lewis (ACC Chair) Cole Markusen Akshay Bhat Sonya Bachmann (Secretary)	Kirk Johnson (Road Manager) Andy Hill, Division 8 Christine Ople, Division 8
Noah Brown - Absent	

Regular Session

Call to Order - Dan McLelland

Meeting called to order at 9:04am by President Dan McLelland. Recording initiated. Preamble read into record: The Secretary's record is the official record of this meeting and no other record shall supplant it.

Agenda Amendments

A **Motion** was made by Dan McLelland to adopt the agenda with the following amendments, ratifying two email motions passed prior to this meeting:

- **Motion 1** Made by Dan McLelland, seconded by Stacey Johnson, to adopt the Draft Off-Road Vehicle Use Rule to create better clarity of the CCR provisions. Approved unanimously by email. March 10, 2026
- **Motion 2** Made by Stacey Johnson, seconded by Akshay Bhat. to engage legal counsel regarding violation of CCRs at Division Four, Lot 39. Approved unanimously by email. March 16, 2026

Motion to amend and accept agenda, Seconded by Stacey Johnson. Motion Passed unanimously.

Open Speaker Period (15 Minutes)

Andy Hill addressed the Board. Comments raised:

- Questioned the legality of Board action taken by email on March 10, citing RCW changes effective January 1, 2026 that he argued prohibit unanimous email voting outside of a formally called meeting.
- Raised questions about committee authority, notice requirements, and access to meeting materials per RCW 64.90.515.

- Asked whether the Board's legal costs are limited to the \$6,547 budgeted, and what mechanism permits exceeding that amount.
- Suggested the email authorization form reference an updated RCW (64.90.515) for electronic notice consent.

Dan McLelland acknowledged receipt of Andy's questions and stated the Board would provide written responses, but could not respond in detail at this meeting due to ongoing litigation, and short time to prepare answers. Communication received from Andy Hill Friday, April 10, 2026 3:39pm

Cole Markusen confirmed receipt of email letters Andy referenced.

Andy's suggestion regarding the RCW citation on the email authorization form was noted by Stacey Johnson for follow-up.

1) Old Business - Dan McLelland

The Minutes of the Board meeting of March 7, 2026, were approved by the Board, April 1, 2026.

2) Website Update - Cole Markusen

Cole Markusen reported completion of the majority of items from the previous meeting's motion:

- All pages updated to consistent styling.
- Documents reorganized into categories for easier navigation.
- Links updated throughout.
- Older documents consolidated into 5-10 year groupings to reduce visual clutter while maintaining accessibility.
- Document naming policy update still pending; Cole noted he may bring a motion at the next meeting to standardize naming across all files.

Website considered substantially complete. The Board thanks Cole for the intensive work.

3) Annual Mailing and Annual Meeting Logistics - Stacey Johnson

Stacey Johnson provided an update on the annual mailing:

- Final adjustments to be made after this meeting; plan is to deliver to the printer by the weekend.
- Financial documents will be finalized close to the print date for accuracy.
- Documents requiring Board authorship (President's letter, ACC report, Road Report) still pending receipt.
- The Board agreed they would like to review the full mailing packet before it goes to the printer. Stacey will send all materials when the layout is complete.
- Cole Markusen requested individual files for website upload when materials are sent to the printer.

Ballot Counting Facility:

- Stacey located and booked the Oroville Civic Room, adjacent to the library, as an alternative to the previously booked facility, at no cost to the HOA.

Motion by Stacey Johnson, to rescind the March 7, 2026 motion approving \$100 for the ballot counting facility rental. Seconded by Cole Markusen, Motion Passed unanimously

Additional Ballot Counting Details:

- Non-HOA member volunteer counters secured: Kolo and Stacy Moser.
- Tamara Porter confirmed as fiduciary for the ballots; she has secured a PO box to receive ballots and will collect and deliver them to the counting.

Annual Meeting Format:

- Discussion held on owners-only access at meetings. Leo Culloo proposed posting signage at the entrance designating the meeting for “Nine Mile Ranch Owners Only” and reinstating a sign-in sheet.
- The Board agreed both practices are sound. Stacey Johnson noted sign-in sheets were standard practice until recently and should be reinstated.
- Kirk Johnson acknowledged that Board meetings are not publicly advertised but are quasi-public in that owners are entitled to attend, and could record both audio and video.

4) Financial Report - Treasurer Stacey Johnson

Account	Balance
Checking	\$32,182.00
Savings	\$22,180.00
CD	\$35,834.00
Reserve Fund	\$13,006.71

Motion by Rick Lewis, to reimburse Road Manager Kirk Johnson for expenses incurred between July 2024 and March 2026 per his expense log dated April 6, 2026 in the amount of \$696.09, Seconded by Dan McLelland , Motion Passed unanimously (with abstention of Stacey Johnson)

5) ACC Report - Rick Lewis

- One new application received from a member requesting to place a shed on his property. The application was thorough, including a county locate plan, a completed application form, and a drawing of the shed. Sent to committee for review; response expected within a day or two.
- Digital transfer of ACC records to Google Drive is substantially complete. The only outstanding item is the current active file for the shed application, which will be added to Google Drive once the review is finalized.

6) Road Report - Road Manager Kirk Johnson

- The Road Committee completed a full drive of all roads. Due to a light winter, no ditching or erosion issues were identified. Only routine raking for crowning and wash-board/pothole repair is needed at this time.
- Tim Mason is scheduled to begin raking on Tuesday.
- Horse Trail Drive has almost no base with deep ruts, and is almost non-traversable by auto under wet conditions. Kirk confirms that we have not had any previous work done on this section of road.

Motion by Dan McLelland to release \$3,089.40 to the Road Committee for road base material installation on the last 453' foot section of Horse Trail Drive (end of road), 16' wide by 4" thick road base material. Itemized costs: \$2,250 for nine truckloads of pit run gravel, \$300 for final raking, \$300 for compaction, \$239.40 sales tax. Funding available within existing budgeted road repair categories (\$4,547 remaining). Seconded by Leo Culloo, Motion Passed unanimously.

Cole Markusen confirms that gravel and raking are actually two separate budget line items.

Kirk Requests that the Board consider releasing funding for weed control to accommodate our Board meeting schedule. Weed spraying will commence well ahead of our next productive Board meeting in July. Leo Culloo asks about the budget showing that we've already spent \$10,000, and Kirk explains that it's the lag with the fiscal year expenses. That this year's weed spraying will come from this year's annual HOA assessment, due in July.

Motion by Cole Markusen to release \$12,000 to the Road Committee for weed control spray, Seconded by Rick Lewis, Motion Passed unanimously.

Kirk Johnson also noted a longer-term road concern on the last third mile of Corral Drive in Division Six. The road base is very soft and may be difficult to traverse under wet conditions. Preliminary cost estimates: \$38,000 for the full third-mile section, \$19,000 for the worst half. No action taken at this meeting. Kirk noted that budget capacity may open up as Voting Item #3 assessment (\$20/lot) expires next year. The Board will continue monitoring and reviewing the plan later.

7) Reserve Study Statement - Kirk Johnson

The Board received confirmation from HOA attorney Ken Miller that the reserve study statement is legally sound and ready for publication. Kirk requested a motion to formally approve it for inclusion in the annual mailing.

Motion by Rick Lewis to approve the Reserve Study Statement (titled 'Statement Regarding State Law Required Reserve Study') for publication in the annual mailing, Seconded by Cole Markusen, Motion Passed unanimously.

Additional Reserve Study Business:

- Kirk noted that an outdated Reserve Fund Policy from 2012 is still published on the HOA website and should be removed to avoid confusion. Cole Markusen confirmed he will archive (not delete) the 2012 policy and update the page accordingly.
- Kirk offered to draft a standalone updated Reserve Funds Policy document based on content in the 2021 Board report for the Board to consider adopting. The Board expressed support for this.

8) Motion to Enter Executive Session - Dan McLelland

Motion by Dan McLelland to move into executive session to discuss current HOA litigation.

Seconded by Cole Markusen, Motion Passed unanimously.

Motion by Dan McLelland, to exit the Executive Session, Seconded by Cole Markusen, Motion Passed unanimously.

Executive Meeting Motions - Dan McLelland

Motion to move forward with invoicing fines to Division 4, Lot 39 per the February \$ 50.00 fine and per the March 16, 2026 Notice of Violation. Motion Motion Passed unanimously.

Motion to Send notice of violation to Division Four, Lot 39 for potential violations per April 7, 2026 document, Motion Failed.

Motion to Seek legal counsel regarding questions put forward to the Board by a member (re RCW 64.90.445 sec. 2), Motion Failed.

Motion by Leo Culoo, to adjourn the meeting, Seconded by Rick Lewis, Motion Passed unanimously.

Next Meeting June 20, 2026, Zoom Invitation and Agenda to follow.

This meeting will be presented with both an in-person and Zoom option.

Physical Address for the June 20, 2026 In-Person Meeting is the Oroville Civic Room, 1276 Main Street, Oroville, WA 98844 Meeting starts at 1:00pm

Please see Nine Mile Ranch Home Owners website, Meetings Page for Zoom meeting link.