



PO Box 332  
Oroville, WA 98844  
9mileranchhoa.org

## NOTICES

### ANNUAL MEMBERSHIP MEETING

**JUNE 20, 2026**

**Meeting begins at 1:00 p.m.**

**Counting of the Ballots begins at 10:00 a.m.**

**The Annual Membership Meeting** will be held in person at the Oroville Civic Room located at 1276 Main Street, Oroville, WA = right next to the City Library. There is also an option to attend the meeting via Zoom. All zoom meeting registration information can be found on the HOA website closer to the date of the meeting.

**Counting of the Ballots:** For those members who would like to observe the counting of the ballots, the counting will take place at Oroville Civic Room; located at 1276 Mail Street, Oroville WA (next to the Oroville Library). Counting starts at 10:00 am.

**Agenda for the Annual Meeting:**

Announcement of outcome of ballot counting  
Ratification of proposed 2026-27 budget  
Announcement of next Board Meeting  
Open floor for Membership discussion

**Important:**

**Notice:**

**Assessment Rate**

Our HOA bases the annual assessment rate on a thorough evaluation of expenditures using averages and set costs. This evaluation is written into a report called Minimum Annual Assessment Rate (MAAR), which can be found on the HOA website under “Financials”.

In fiscal year 2025-26 the Board of Directors raised the assessment rate \$10 (3%). This increase was for one year only, removed for the upcoming annual assessment rate for fiscal year 2026-27.

Per the 9MR HOA CCRs, Article IV, Section 3, the Board voted to raise the annual assessment rate 1% to meet the suggested amount in the MAAR.

All said and done, assessment invoicing on June 1, 2026 will be for \$368.53, a \$1.90 less than prior year.

*See Reverse Side of this page*

Also note that in 2021 the membership voted and approved an additional small annual assessment for “catch-up” on gravel replenishment, showing as “Voting Item #3” on your invoices. This assessment was for 5 years only. June 1, 2026 will be the last year of invoicing this five year assessment.

Invoicing for fiscal year 2026-27 will be mailed June 1, 2026, payment due by July 1, 2026. The invoice total will be \$368.53. ***Please do not mail your payment in the ballot envelope with or with your ballot. The ballot envelope PO Box is NOT the HOA PO Box.***

**Notice:**

Current Policies and Rules adopted by the Board: *Policies and Rules are posted on the HOA website.*

- Meeting Minutes Policy - updated
- \*Off Road Vehicle Use Rule – new
- Enforcement Rule and Fine Schedule – revised
- Submission Process ACC for Residence Construction Policy - new

\*The new Off Road Vehicle Use Rule: The CCRs, Article IX, Section 22, allows the Board of Directors to “adopt additional written rules...”. This allows the Board to define in greater detail already existing CCRs covenants. There are no “new restrictions” in the Rule, as the Rule explains; it just culminates the various relative CCRs clauses into some clear spoken conclusive expressions. The Board will be re-addressing this Rule for greater clarity, and to ratify, in the upcoming July 11, 2026 Board Meeting.

**Notice:**

The HOA has filed a legal suit against HOA member Charles McNeil for construction and operating a private/public dirt race track on his Lot. The track violates several protective convenances, was built and operated without required prior ACC/BOD approval and without obtaining required county permits. The HOA is moving forward in the courts to permanently stop Mr. McNeil from any vehicle racing, whether private or public, on his Lot. You can follow the courts proceeding and read additional documents on the HOA website Home page.

**Notice:**

Please note:

- Board meetings are scheduled and posted to the website a year in advance starting in September.
- Zoom link, the agenda and documents for discussion are posted on the website prior to each meeting.
- Time is provided for members to speak about agenda items at the beginning of each Board meeting.
- If a Special Board meeting is needed, it will be posted 7 days in advance on the website.

**Notice:**

Per Nine Mile Ranch CCRs, Article III, Section 1 a. and the Collection Policy adopted by the Board of Directors: **All past due Lot Owners, and/or those in breach of the CCRs, have their voting privileges suspended until assessments are paid in full, and/or in compliance.** Make your vote count! Pay your past due assessments!

**Notice:**

Fire season is approaching. Please follow burn restrictions BEFORE you burn, even for a camp fire. You can contact the Okanogan Emergency Management for current burn restrictions:

[www.okanogancounty.org/government/emergency\\_management](http://www.okanogancounty.org/government/emergency_management).

Okanogan County uses a two-step system for restricting outdoor burning. The first is a Burn Restriction allowing recreational fires and no other outdoor burning. The second is when High Fire Conditions become present a County-Wide Burn Ban will be implemented, prohibiting all outdoor burning including recreational fires and the use of charcoal. During a Burn Restriction if a Red Flag Warning is issued **NO recreational fires will be permitted.** *Fireworks are Illegal in unincorporated areas of the county. This includes Nine Mile Ranch area.*