Nine Mile Ranch HomeOwners Association

Board Meeting Minutes with Executive Session

July 11, 2026 | Via Zoom

Attendance

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

Regular Session

1) Call to Order - Leo Culloo

Meeting called to order at 9:02am by Vice - President Leo Culloo. Recording is initiated.

2) Proof of Notice - Leo Culloo

Proof of Meeting Notice and publication on the HOA website is verified. Leo reads preamble into record: The Secretary's record is the official record of this meeting, and no other record shall supplant it.

3) Introduction of Board Members - Leo Culloo

Leo Culloo verifies Zoom attendees, congratulates Sonya Bachmann on re-election, and welcomes Marie Jordan and Bill Burman to the Board.

4) Meeting Agenda - Leo Culloo

A ***Motion*** by Stacey Johnson, to amend the Agenda to include an Executive Session at the end of the meeting to discuss any ongoing legal matters, Seconded by Rick Lewis, Motion Passed unanimously.

5) Open Speaker Period (15 Minutes)

Andy Hill addressed the Board, 9:05am - 9:13am   Comments:

- Refers to the Board Meeting of April 11, 2026 Agenda Amendments, and says that it's unclear whether there were two motions there to record amending the agenda or ratifying the emailed motions; and questions if the motions were ratified without discussion, outside, and prior to the Board Meeting.

- Questioned the legality of Board action taken citing RCW changes effective January 1, 2026, that he argued prohibit unanimous email voting outside of a formally called meeting.
- Commented that he had requested that the Board add approval of minutes to the meeting agendas, since he interprets that the RCWs don't allow them to be approved via email.
- Asks about the policy of the Board to not respond to emails from members, even just a basic courtesy acknowledging receipt.
- Asks about the Board referring communication to an attorney without attempting to resolve issues directly. Asks when and how the decision was made, without a valid motion at a Board meeting. Comments that he presumes the attorney is paid from HOA funds.
- Reads a history of correspondence between him, the HOA, and the HOA attorney, Ken Miller.
- Requests that the Off-Road Vehicle Use Rule is discussed under the agenda's old business and is recorded into the minutes. Feels the rule was approved by email, which he interprets as contrary to the RCWs. Adds that the rule was adopted and posted to the website on the same day, and happened outside a meeting, which he feels is against Washington state law. He doesn't feel that the members have been correctly notified. Cites RCW 64.38.110 Section E. and reads off the subsections, references the attorney letter he received, refers to the forthcoming WUCIOA (Washington Uniform Common Interest Ownership Act) rules, and suggests the Board adopt the notice provision from today. Suggests if the Board wishes to adopt a similar rule, that they start the adaptation from this meeting's minutes to notice provision and which will engage the members in having clear and understandable rules.
- He also asks that the Board provide the owners via the website, of all current committees, the members of each committee, and to identify which committees are of the Board, and which are advisory committees.

6) New Business - Leo Culloo

Election of Board Officers, nominations:

Motion by Stacey Johnson, that Cole Markusen be our President, Seconded by Rick Lewis, Motion passes unanimously. Cole Markusen assumes leadership for the rest of this meeting.

Motion by Stacey Johnson, that Leo Culloo be our Vice President, Seconded by Rick Lewis and Bill Burman, Motion passes unanimously.

Motion by Stacey Johnson, that Sonya Bachmann be our Secretary, Seconded by Rick Lewis and Bill Burman, Motion passes unanimously.

Motion by Leo Culloo, Stacey Johnson be our Treasurer, Seconded by Rick Lewis, Motion passes unanimously.

Proposed Board of Directors Meeting Schedule:

Motion by Leo Culloo, that we accept the proposed 2026-2027 Board of Directors Meeting Schedule for the remainder of 2026 and 2027 with the inclusion of the September 12th, 2026, meeting this year, Seconded by Bill Burman, Motion passes unanimously.

Board Zoom Meetings are scheduled for:
September 12th, 2026, 9:00am
October 10th, 2026, 9:00am
January 9th, 2027, 9:00am
March 6th, 2027, 9:00am
April 10th, 2027, 9:00am
May 22nd, 2027, 9:00am
July 10th, 2027, 9:00am

[Annual Member Meeting is scheduled for June 19th, 2027, 1:00pm]

Zoom Meeting links and agendas are posted 10-14 days prior to meetings. You can find them on the website: https://9mileranchhoa.org/meetings/

WUCIOA (Washington Uniform Common Interest Ownership Act) - Cole Markusen

Cole Markusen outlines that in approximately 18 months, on January 1st, 2028, RCW 64.90 will fully take effect. Some aspects have already been implemented. With 300+ lots, we fall under the requirements of this Act. Cole has drafted a couple of documents for the Boards' review, including a primer on how the laws and our governing documents impact our service, and a Compliance Analysis outlining potential conflicts in remaining compliant with the new laws and act. Cole asks that all Board members review the information and be prepared to discuss during the September meeting.

Motion by Stacey Johnson, to form an Advisory Committee to review the Board of Directors Primer, and Reference Guide, as prepared by Cole Markusen, *Amended* to name members: Stacey Johnson, Rick Lewis, Marie Jordan, and Akshay Bhat, Seconded by Rick Lewis, Motion passes unanimously.

Motion by Stacey Johnson, to form a Committee to review the WUCIOA (Washington Uniform Common Interest Ownership Act) RCW 64.90, to incorporate the document submitted called Governing Documents Compliance Analysis, as prepared by Cole Markusen, *Amended* to be an Advisory Committee, with members: Stacey Johnson, Rick Lewis, Akshay Bhat, and Kirk Johnson, Seconded by Rick Lewis, Motion passes unanimously.

Andy Hill is recognized by the Board to speak, and he inquires if as a non-Board Member, he can volunteer to be on a committee(s). Cole Markusen responds that any member could be on a committee, they just need a motion to be made by the Board to appoint them. Cole asks if anyone on the Board will make a motion, none is offered, and the Board moves forward on the agenda.

4) Financial Report - Treasurer Stacey Johnson

Account	Balance
Checking	$97,382.00
Savings	$22,181.00
CD	$36,008.00
Reserve Fund	$13,671.00

Stacey Johnson says we're at 76% of collections for the year's annual assessment, which is 2% more than last year at this time.

Motion by Stacey Johnson, to engage Newman and Associates CPA firm for the HOA fiscal year 2025-2026 Tax Return, with a cost of $ 275.00, Seconded by Bill Burman, Motion passes unanimously.

Stacey notes that this is the same $ 275.00 fee as last year for the CPA to complete the Tax Return.

Action: Stacey Johnson will send the contract to Cole Markusen for signature.

5) Fall Newsletter - Stacey Johnson

Motion by Stacey Johnson, to approve a $ 200.00 expenditure for the upcoming October Newsletter, Seconded by Rick Lewis, Motion passes unanimously.

Stacey Johnson notes that we're close to 50% of the members receiving notification(s) via email, and that she'll send out the Email Permission form with this mailing. She says she needs stamps; she has envelopes. So far, the Newsletter will include information about Snowplowing, an announcement of the new Board Members and Officers, the Road Report, the 2026-2027 Board Meeting Dates, and an update on the legal state of HOA versus McNeil.

Stacey Johnson reminds Bill Burman and Marie Jordan that they will be receiving the HOA's Fiscal Management Policy to review and then have a meeting to answer any questions. This is part of on boarding all Board Members.

6) ACC Report - Rick Lewis

- No current activity with the ACC. Received an email from a member who's making some changes to his lot(s), but nothing is within the purview of the ACC.

7) Road Report - Road Manager Kirk Johnson

Motion by Rick Lewis, to release $28,632.00 to the Road Committee to start commencement of this year's gravel placements immediately, Seconded by Bill Burman, Motion Passed unanimously.

Kirk Johnson reports that he and Tim Mason, our contractor who maintains and does the raking for the HOA, reviewed the condition of the rake tines. They noticed that they've worn down about five inches (5") and are at the end of their useful life. Kirk informs us that the tines need to be replaced, and notes that the tines have lasted six years. Kirk suggests that we might consider purchasing a full set of 45 replacements. The Board previously purchased 15 tines, so combined together would cover the 58 tines needed. The cost for the 45 tines would be $ 2665.00 and $ 223.86 for the 8.4% Sales tax from the vendor outside Spokane, Washington. Kirk volunteers to pick them up on one of his trips in that direction for $ 131.23 which is less than half what private carrier shipping would cost as the tines are really heavy.

Motion by Bill Burman, to release $ 3020.09 for the purchase, sales tax, and delivery of 45 new rake tines, Seconded by Stacey Johnson, Motion Passed unanimously.

Bill Burman offers to assist with the installation of the tines onto the rake.

Sonya Bachmann suggests that with an approximate five (5) year lifetime, the Board simply budgets for future tine replacement(s). Stacey Johnson says we can look to incorporate it next year into our Reports and Budget(s).

Kirk Johnson says that the HOA had its first complete weed spray two (2) weeks ago. There is additional weed spray being done this week as well. Rick Lewis knows an owner with some thistle that he will follow up with.

8) Old Business - Cole Markusen

Motion by Stacey Johnson, to adopt the Off Road Vehicle Use Rule, Seconded by Bill Burman, *Amended* by Stacey Johnson, to adopt the Off-Road Vehicle Use as a Policy of the HOA, Seconded by Marie Jordan, Motion passes unanimously.

The Board has a discussion about the Off Road Vehicle Use Rule being approved in a Board Meeting to properly ratify it per RCWs 64.90.445. This Use Rule was created to provide an easier interpretation of the CCRs and for consistent enforcement of the rule. There is a question about the difference between a Rule and a Policy. Kirk Johnson explains that a Rule has to be changed with a 60%+ Majority vote of the membership, has durability, and clearly states that violations are subject to fining. A Policy can be changed by the Board at any time, or with any language. We already have legal enforcement through our CCRs, and we're not changing them, just clarifying them.

Action: Stacey Johnson will add a notification to the Fall Membership Newsletter.

Action: Cole Markusen will update the Off Road Vehicle Use Policy, and post it on the HOA website under the Policies tab.

9) Executive Session - Cole Markusen

10:01am Cole Markusen announces that a modification to the agenda was made at the start of the meeting to move into Executive Session to discuss existing legal matters. Cole asks non-Board members to drop off the Zoom.

Motion by Leo Culloo, to exit the Executive Session, Seconded by Marie Jordan, Motion Passed unanimously.

Executive Meeting Motions - Cole Markusen

No Motions were made in the Executive Session.

Motion by Bill Burman, to adjourn the meeting, Seconded by Leo Culloo, Motion Passed unanimously.

Next Meeting September 12, 2026, Zoom Invitation and Agenda to follow.

Please see Nine Mile Ranch Homeowners website, Meetings Page for Zoom meeting link.
https://9mileranchhoa.org/meetings/