

IMPORTANT NEWS AND NOTICES FOR ALL 9 MILE RANCH LAND OWNERS

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*You can also use a digital version of this newsletter, to easily access links, under "News & Letters"
on the HOA website*

Instructions for HOA Members Regarding Plowing on RANCH ROADS

Contact our volunteer Plowing Coordinator – Bill Burman – at 476-2996 with all plowing questions and reporting. DO NOT CONTACT THE PLOWING COMPANY.

- Plowing on Ranch roads will happen at accumulations of 4" or greater.
 - In general, plowing will happen the next morning after it is ordered by the Plowing Coordinator, or it may happen same day if order was by 6:00AM.
 - Contact the Coordinator with any questions, concerns or feedback... DO NOT CONTACT THE PLOWING COMPANY.
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Plowing of private driveways is each Owner's individual choice and responsibility; the HOA does not provide or pay for that service. However, for your convenience the HOA has arranged a local willing professional plower that you can choose to contact to provide your private driveway plowing. **This is only an option;** there may be other local plowers you can contact, which is up to you.

Instructions for HOA Members Wanting Private Plowing through 24-7 Property Maintenance

Individual owners can hire 24-7 Property Maintenance to plow your driveway for you at a direct charge to you. Conditions are as follows:

- Plowing of your driveway will happen ONLY when the Ranch roads in your area are already ordered for plowing by the 9MR Plowing Coordinator; NO EXCEPTIONS.
- Once you sign up, plowing of your driveway will happen EVERY TIME the Ranch roads in your area are plowed, and you will be billed directly from the plowing company for every plowing; NO EXCEPTIONS.

IF YOU WANT TO SIGN UP WITH 24-7 FOR PRIVATE DRIVEWAY PLOWING please follow these instructions:

- Text Frank Thompson at (509) 322-6895.
- Provide your name, plowing address, mailing address, and phone number.
- Frank will respond to you directly to arrange your plowing details with you, which will include pricing, placement location of snow, billing arrangements with you, etc.

2026 ROAD MAINTENANCE HIGHLIGHTS and **NOTICES**

Please see the HOA website under "Reports" and "Meeting Minutes" for more details and additional maintenance items. You can email questions/inquiries to roadmanager@9mileranchhoa.org.

- During August and September our contractor placed (52) truck loads of topcoat replenishment gravel on roads throughout the Ranch, which is all the gravel budgeted for the 26/27 fiscal year. Our gravel supplier came through with milling up 5/8"-minus product special for us, which is the product that works best for most Ranch road areas. This year was the last of a five-year special assessment bonus of gravel placements that were approved in the 2021 HOA membership vote, so starting next year the annual placements will revert back to strictly current-level replenishment levels (approximately 40 loads per year). As the road gravel improvements over the last 8 years have been popularly supported by the membership the Board will certainly examine the budget and consider whether there are funds available to keep up some level of added annual gravel improvements.
- As has been scheduled and saved for for the last several years, the last "no-plow" road section on the Ranch that the HOA has a responsibility to upgrade was completed this season (the last 2200' of Blue Grouse road in Division 5). This means that section of road is now in adequate condition to be able to be plowed throughout the winter, giving those affected Lot Owners winter time access in the same manner as all other Ranch roads.
- In spring the Road Committee identified a .3 mile section of the end of Corral Drive in Division 6 that is in need of installation of larger sized base gravel in order to solidify the road so that regular auto and truck traffic does not create rutting or strand autos when the road section is wet, especially during spring melt. The committee has been watching this section for many years but it is now to the point that traffic from the many residences at the end of that road need better support. Preliminary estimates for this road repair have been made and the Board and Road Committee are strategizing how to secure funds for this project. Some funds are currently being set aside and it appears that it may take a couple years to accumulate the total needed funds before the work can be accomplished.
- This last year the Road Committee started fielding pricing and consultation from regional roadside tree management companies to groom back the several miles of encroaching trees we have throughout the Ranch. These encroaching trees hinder road maintenance machinery and plow trucks from performing maintenance and present hazards and narrowed roads for members. In years past we've been able to perform this roadside maintenance with HOA and Board volunteers but the work is far too large and dangerous now to keep that up so professional assistance is needed. According to 2018 clarification with the HOA attorney (see page 2 of "[HOA attorney Q&A 12.1.18](#)" on the HOA website under the section "CCRs & Legal") the HOA has a duty to maintain these roadside trees even though technically the trees exist on members' Lots. **So this is notice** to all Lot Owners that once the Board secures funding (likely in the next 2-3 years) the Board will execute this work. While the final details of what is affordable have not yet been pinned down we can say that Owners with roadside trees should expect at some point to see encroaching trees removed or trimmed back likely to the following standard:
 - Most larger trees left standing but will be limbed up about 20' on the road-facing side. Most mid-size and smaller trees will be felled outward to either be left laying on Owners' Lots or cut up and left neatly in piles or chipped and spread on Owners' property in the immediate area (same goes for the limbs trimmed from the larger trees). Large 'standing dead' trees will be felled back onto Lots.

If you have questions, comments, or suggestions about this subject feel free to either email the Board/Road Manager or attend a Board meeting to make comments/inquiries. We'll keep providing updates about this subject as it progresses; watch future Board meeting minutes.

HOA vs McNEIL

The HOA has won the suit against Charles McNeil. All final court documents have been signed by the Judge and recorded. Documents can be found on the HOA website homepage. The HOA was granted full requested relief:

- Courts acknowledgment that the HOA CCRs were violated.
- Monetary judgment for all Fines associated with the race track.
- Monetary judgment for all attorney fees and litigation costs.
- Lot to be returned to it's natural state, including removal of all tires.

The HOA will continue to work through the courts, and potentially additional fines, until the above relief is satisfied.

RECEIVE NOTICES ELECTRONICALLY!

You can choose to have HOA communications sent to you via email instead of US mail, which will also help to reduce HOA mailing costs. Communications sent via email include the annual mailing and required notices and newsletters (voting ballots will always be sent via US mail). Included in this mailing is the form for you to fill out and return via USPS or email. You can also download a **permission form** from the HOA website (home page, "Electronic Notice Form").

Our HOA has local contractors who perform machine work (maintenance) on roads but there are no willing contract human laborers available to perform smaller labor tasks on roads, like filling potholes, etc. If you are willing to volunteer to do such tasks please email the Road Manager at roadmanager@9mileranchhoa.org.

NOTICE: OFF-ROAD VEHICULAR USE POLICY

At the June 11, 2026 Board meeting the Board adopted an Off-Road Vehicular Use Policy (see the [Policy](#) at the HOA website under "Policies"). This Policy was especially intended to bring together and establish clarity of interpretation about the many different references and implications in the CCRs about vehicular use on Lots. While the Policy was not used in court in the recent HOA vs. McNeil case, the court did rule on many individual CCR clauses regarding off-road vehicular use, upholding those same citations in the Policy.

It is important to note that the Policy did not create any additional restrictions than what the CCRs already contain. Also, the Policy helped clarify the implications in the CCRs that off-road vehicular use is permitted for utilitarian purposes. The Policy was also reviewed by HOA legal counsel.

For granular explanations Owners are encouraged to read the entire Policy, but here are the rules established within the Policy:

- Off-road vehicular use for recreational purposes on Lots, outside of easements, is not allowed.
 - All other off-road vehicular use on Lots is allowed according to [Section I in the Policy]. Off road vehicular use on Lots and within easements shall be with care and in an attempt to disturb the land as little as possible.
 - Use of any kind of vehicle – recreational or otherwise – on all HOA easements and roadways must not be abusive to the roads or land, including not using excessive speed or otherwise deliberately breaking traction.
 - Any violation of these Rules is subject to applicable fines and all remedies at law
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NOTICE – UPCOMING BOD MEETINGS SCHEDULE

All Board meetings are held via Zoom video conferencing; visit the home page of the HOA website prior to each meeting to access the video attendance link and view the agenda and associated meeting documents:

- Special meeting*: November 14, 2026, 9:00am
- Special meeting*: December 12, 2026, 9:00am
- Regular meeting: January 9th, 2027, 9:00am
- Special meeting*: February 13, 2027, 9:00am
- Regular meeting: March 6th, 2027, 9:00am
- Regular meeting: April 10th, 2027, 9:00am
- Regular meeting, May 22nd, 2027, 9:00am
- Annual Membership Meeting, June 19, 2027, 1:00PM
- Regular meeting: July 10th, 2027, 9:00am
- Special meeting*: August 14, 2027, 9:00am

At the beginning of every Board meeting there will be a comment period for any and all Lot Owners to address the Board; time allotted per speaker will depend on how many speakers there are.

* "Special" meetings are scheduled for the purpose of addressing unforeseeable matters, if they arise, between Regular meetings; please visit the HOA website 1 week prior to all Special meetings to see if the meeting has been canceled due to lack of newly arisen matters. Please also note that all Special meeting agendas will include only new matters and will not include typical recurring matters addressed at all Regular meetings.

2026/2027 ELECTION RESULTS

All Ballots were counted on June 21, 2026.

- We welcome two new Board members: Bill Burman and Marie Jordan.
- The membership voted to waive an annual CPA audit of HOA accounting and records. Note that the cost to conduct this annual audit, if waived, is 'refunded' to all Lot Owners via a reduced annual assessment rate calculation in the following assessment year.

You can find names of all Board members and officers and contacts on the HOA website under "Contacts".

Thank you to all members who participated in our HOA's ballot/election process.

NEW STATE LAWS AFFECTING our HOA

On January 1, 2026 and again coming on January 1, 2028 there are new state laws in effect that automatically override or modify certain language within our HOA bylaws, CCRs, and board policies. The board has identified and integrated the 1/1/26 changes and now continues to research how the 1/1/28 changes will affect our HOA. In the July 11, 2026 Board meeting the board formed an advisory committee to research this subject and come back to the board with recommendations.

The committee continues to progress about this issue and report it's findings to the board. In time the board will start publishing to the membership it's findings and adopt Policy amendments, as/if needed, which reflect the state laws changes. Please watch upcoming meetings minutes and other Notices regarding this subject.

REMINDER – regarding OCCUPANCY of LOTS

Owners may know that our CCRs express limitations (CCR, Article IX, Sections 1-3) regarding for how much time various types and sizes of structures and recreational dwellings/RVs can be occupied. Because there has been some controversy or confusion over the years as to how to interpret the CCRs about this, in 2024 in consultation with HOA legal counsel the Board and a committee comprehensively researched the subject and created the [Lot Occupancy Policy](#) (on the HOA website under “Policies”).

Among other things, the Policy interprets that the CCRs require that less-than-900 square foot cabins/structures are prohibited for dwelling use beyond a total (3) months lifetime use, as per CCRs Article IX/ Sections 1-3. ***This does not prohibit the construction of such structures on Lots or using those structures for other CCR-allowed uses; it just limits them being used as dwellings as stated above.*** The meaning of “dwelling”, as the HOA attorney cited per RCW59.18.030(10) is “...a structure or that part of a structure which is used as a home, residence, or sleeping place...”.

FYI - HOW ANNUAL LOT ASSESSMENT RATES ARE FORMULATED and DISCIPLINED FISCAL MANAGEMENT

Many owners may not know but there is a very specific data-based evaluation and calculation Policy (the [Fiscal Management Policy](#)) that the Board and its supportive committees follow in order to arrive at accurate annual Lot assessment rates and also by which all other HOA fiscal management is performed. The following are a variety of highlights about how that is accomplished:

- Our HOA is uncommon in that most of our annual budget is dedicated to collecting funds capable of accurately maintaining many miles of dirt roads, very much like what a rural municipal organization deals with. So the Board can't just 'invent' a desired annual budget and Lot assessment rate like most other businesses types but rather must let two main unavoidable factors dictate most of our income and expenditures: how weather and traffic deteriorate our roads.
- Weather is of course unpredictable, and therefore requires that our HOA rely on well-documented historical expenditure data that - for more than 25 years - has all been based on maintaining roads on a 'need basis' as responding to how weather actually affects the roads each year. Every three years (and lately every year) that historical annual data is updated for inflation and adjusted for any real-world specific cost factor changes (like road contractor rates), and then all years are averaged together to come up with the best possible averaged 'predictable' maintenance expenditure amount.
- As this average fluctuates up and down over the years the annual assessment rate automatically creates a reserve fund amount - in effect a buffer fund - that remains available to pay for above-average maintenance expenses when they happen.
- Arriving at the cost of replenishing worn gravel on our roads is quite different; it is based on how much auto traffic wears on roads. So we combine best-available historical traffic statistics for our roads with state, national and international road wear tests and calculations to come up with a realistic value of how much gravel is being worn away each year. We then add that final calculation amount into the overall annual income needed.
- Most other annual expenses are not road-related and are fairly fixed. But they all each individually fluctuate according to each year's unique circumstances and normal market and inflation conditions. Most of the time we can research and reasonably predict the amount expected for each for these categories, so each category is individually analyzed and adjusted as necessary.
- So ALL of the above is combined each year to arrive at an accurate minimum rate to charge all Owners, a rate that at once takes care of our HOA's CCR-required needs but does not overcharge... because its data and fact based! You can review the exact base annual calculation for fiscal year 26/27 ("[Review of Minimum Annual Assessment Rate](#)") on the website under "Financials" then "Miscellaneous Financial Reports".

The [Fiscal Management Policy](#) also includes requirements for accurate data keeping and for making sure that the entire Board of Directors is aware of and approves all budget expenditures. The Policy also requires that each new Board member or financial manager familiarize themselves with the Policy and attend a special meeting held by the Treasurer to ensure that all new managers understand Policy principals.

OUR HOA HAS CHANGED BANKS

The HOA's existing bank, Well Fargo, is closing down their Oroville Branch. At the September 12, 2026 Board meeting the Board unanimously decided to move the HOA bank accounts to P1FCU Credit Union, located in Tonasket, WA. P1FCU is conveniently located and offered the best interest rates for our HOA accounts.

This move has also led to the HOA being able to offer four new payments options for members; Apple Pay, Credit Card, Bank Account and Paze. You will receive more information regarding this in your June, 2027 invoices.