

Nine-Mile Ranch Homeowners Association
Board Meeting Minutes with Executive Session
September 12, 2026 | Via Zoom

Attendance

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

Regular Session

1) Call to Order - Cole Markusen

Meeting called to order at 9:03am by President Cole Markusen. This is a regular meeting of the Nine- Mile Ranch Homeowners Association Board of Directors, and a Recording was initiated.

2) Proof of Notice - Cole Markusen

Proof of Meeting Notice and publication on the Nine-Mile Ranch Homeowners Association website is verified by Sonya Bachmann.

A **Motion** by Stacey Johnson, to amend the agenda to discuss adding additional meetings onto the Nine-Mile Ranch Homeowners Association Board Meeting Schedule. Seconded by Marie Jordan, Motion Passed unanimously.

3) Meeting Agenda - Cole Markusen

A **Motion** by Bill Burman, to adopt the amended Agenda to include a discussion about adding meetings onto the Nine-Mile Ranch Homeowners Association Board Meeting Schedule, Seconded by Akshay Bhat, Motion Passed unanimously.

4) Approval of Prior Meeting Minutes - Cole Markusen

a. Minutes of June 20, 2026, Annual Membership Meeting, Cole reviewed the June 20 Annual Membership Meeting minutes with the Board; consensus was reached to approve them.

A **Motion** by Bill Burman, to approve the Annual Membership Meeting Minutes of 20 June 2026, Seconded by Leo Culloo, Motion Passed unanimously.

b. Minutes of July 11, 2026, Board of Directors Meeting were unanimously approved by e-mail on 16 August 2026

5) Open Member Period (15 Minutes)

William Smith addressed the Board, Comments: He reports that the last hard rain washed out the steep hill on Gold Rush Ridge Road, and wanted to let the road committee know in case they weren't aware. William was also interested in observing the Board, and seeing how the meetings ran. Cole Markusen asked that Kirk Johnson address Gold Rush Road specifically when he gave the Road Report later in the meeting.

6) Old Business - Cole Markusen

a. Committee Confirmation: Cole asks for an update on Committees and their Membership.

Architectural Control Committee - ACC	Road Committee
Rick Lewis (Chair) Todd Besaw Roshni Bhat Terry Bachmann <i>Resigned:</i> Noah Brown	Kirk Johnson (Chair / Road Manager) Leo Culloo Rick Lewis Bill Burman <i>Resigned:</i> Jeff Click, Dan McLelland
Legal Committee	Financial Committee
Stacey Johnson (Chair) Drew Sawchuk Todd Besaw Jeff Click <i>Resigned:</i> Dan McLelland, Noah Brown	Stacey Johnson (Chair) Leo Culloo Rick Lewis Kirk Johnson Sonya Bachmann <i>Resigned:</i> Allen Jones
Reserve Committee	Governing Documents Committee
Kirk Johnson (Chair) Leo Culloo Cole Markusen (Joined) <i>Resigned:</i> Drew Sawchuk, Stacey Johnson	Akshay Bhat (Chair) Rick Lewis Stacey Johnson Kirk Johnson

A **Motion** by Bill Burman, to confirm the Committees and Membership updates, Seconded by Marie Jordan, Motion Passed unanimously.

b. Road sign request: At the June 20th Annual Meeting, a member requested a road sign flagged for West Corral Drive at the Horse Trail. Google maps apparently directs people down this dead end private road, to access an equestrian area. As discussed, our roads are private roads, and dead ends. Akshay Bhat says that he will investigate further and gather specifics, and report to Google to see if he can get their mapping systems to not route this access point.

7) New Business - Cole Markusen

a. Board Vacancy - Resignation of Noah Brown: Cole Markusen received Noah Brown's resignation via letter on 15 August 2026. The Board discusses whether we are required to, or need to replace him. Noah Brown's position was due for expiration June 2027. Board decided that they would run the position with the regular election process next year.

b. Treasurer Report - Stacey Johnson: Gives the financial report. The Nine-Mile Ranch Homeowners Association has received about 88% of our current year's assessments. There are conversations going with several members who are passed due, who have committed making payment(s). There is potential for two or three liens to be filed. Stacey can update status at the next meeting.

Our Nine-Mile Ranch Homeowners Association community has lost eight members in the last six months. Three families have communicated that the estates are in probate, and will make full payment(s) as soon as probate concludes and the estates are closed. The remaining families have successfully settled their assessments.

Stacey Johnson reports that the new onboarding Board members, Bill Burman and Marie Jordan have met the required reading of the MAAR Report (a Minimum Annual Assessment) and the fiscal management policy. They have also met with the treasurer to discuss any questions about budgeting.

Stacey Johnson received a notice from the County about one of our properties going into foreclosure this November. Stacey has tried to contact the owner without success for four years. This owner hasn't paid their Nine-Mile Ranch Homeowners Association or County assessments. We have a \$ 2500.00 lien filed, but usually lose the funds when there's a foreclosure.

A **Motion** by Stacey Johnson, to transfer the \$13,671 from the Reserve account into the Checking account to execute the Blue Grouse "No-Plow" Road Improvement Project. Seconded by Marie Jordan, Motion Passed unanimously.

The Board approved expenditure and commencement of the work at the 7 March 2026 Board meeting. To date, we have spent \$3,775 on these improvements, and should receive the additional invoices for completion of the improvement soon.

A **Motion** by Stacey Johnson, to move all Nine-Mile Ranch Homeowners Association accounts to a different financial institution. Seconded by Marie Jordan, Amended by Leo Culloo, that we change (move) our accounts from Wells Fargo to P1FCU - Potlatch No. 1 Federal Credit Union, in Tonasket, Seconded by Sonya Bachmann, Motion Passed unanimously.

The Wells Fargo branch is closing in October. Stacey Johnson did a comparison of services offered, rates of return, and interest offered for the local options. The P1FCU gives us better options and rates. We will lose three months of interest on the CD, but it's not an actual financial loss, it's just not going to be earned. We'll need to order new checks and deposit books, which we would have had to do at any other institution.

A **Motion** by Stacey Johnson, that the signers on the new Nine-Mile Ranch Homeowners Association bank account at P1FCU be Cole Markusen and Stacey Johnson, Seconded by Marie Jordan, Motion Passed unanimously.

A **Motion** by Stacey Johnson, that Stacy Johnson, our Nine-Mile Ranch Homeowners Association Treasurer, can move forward to order the new checks and deposit slips for the new bank account at P1FCU, estimated at less than \$ 200.00, Seconded by Marie Jordan, Motion Passed unanimously.

Account	Balance
Checking	\$89,064.00
Savings	\$32,181.00
CD	\$36,173.00
Reserve Fund	\$13,671.00

c. McNeil Litigation Update - Stacey Johnson says that all court documents have been signed and recorded by the judge granting all requested relief to the Nine-Mile Ranch Homeowners Association. That includes acknowledgement of a violation of the CC&R's, payment of fines, payment of attorney fees, and clean up of his

lot, including the tires. Cole Markusen verifies that he has updated the Nine-Mile Ranch Homeowners Association website with the documents.

Current Litigation can be found here:

<https://9mileranchNine-Mile Ranch Homeowners Association.org/legal/>

d. ACC Report - Rick Lewis: No report, Rick Lewis is Absent.

e. Road Report - Kirk says our roads are pretty tight right now, with very little washboard. Allows that we may need some raking in spots to maintain safer winter driving conditions. The absolute goal is that raking allows roads to remain crowned for watershed and that washboard is eliminated. This time of the year, it's usually oriented toward raking the steep areas that might be subject to unsafe driving conditions on ice, that also have heavy washboard, there are two or three spots that may need that kind of attention.

A **Motion** by Bill Burman, to approve \$1200.00 for fall raking, Seconded by Marie Jordan, Motion Passed unanimously.

Kirk gives more detail on the Blue Grouse "No-Plow" Road Improvement repair, that the portion of road work that involves machinery is done, and came in at \$70 over the estimation. The last thing to be done is to place gravel, and that's scheduled to come in a little ahead of budget. KirkI thinks overall we'll be either at budget, or a little bit under budget.

A **Motion** by Bill Burman, to approve posting the Road Manager's Log to the Nine-Mile Ranch Homeowners Association website, Seconded by Marie Jordan, Motion Passed unanimously.

The Road Reports can by found at:

<https://9mileranchNine-Mile Ranch Homeowners Association.org/reports/>

Kirk and Bill to inspect Gold Rush Ridge Road in Division VIII regarding drainage concerns raised by Lot Owner William Smith. Mr. Smith says water is running straight down the hill rather than benching into the ditch on the left. The committee will inspect and evaluate what work might need to be done. Note: Mr. Smith complimented the overall road conditions, stating they are the best he has seen since 2002.

A **Motion** by Stacey Johnson, to add an additional expense category in the Nine-Mile Ranch Homeowners Associations' Quickbooks' Chart of Accounts, under Road Maintenance, called Rake Maintenance, Seconded by Marie Jordan, Motion Passed unanimously.

f. WUCIOA / RCW 64.90 Compliance Update - Akshay Bhat provided an update on behalf of the Governing Documents Committee. The committee is conducting its legislative review by prioritizing the bylaws first, cross-referencing and footnoting required updates item by item. The bylaws review is currently three-quarters complete, with a few remaining items under consideration. Once finalized by the committee, the draft will be submitted to the Board for review. Following the bylaws, the committee will systematically review the RCWs, Rules, and Policies against upcoming statutory changes. Akshay noted that the Nine-Mile Ranch Homeowners Association may need to draft additional policies to ensure full compliance with the new RCW requirements. Because the bylaws review is still in progress, there are no action items or requests for the Board at this time.

g. October Newsletter: Board discusses items to include. Topics mentioned for inclusion are:

- **Off-Road Vehicle (ORV) Policy:** A formal notice regarding the community's off-road vehicle guidelines.
- **McNeil Situation Update:** A status update reflecting the current litigation status.
- **Tree Trimming & Road Encroachment:** An announcement regarding the upcoming tree pruning project, instructing residents to check the Nine-Mile Ranch Homeowners Associations' website for the exact list of target locations once finalized.
- **Snowplow Information:** Crucial winter plowing protocols and expectations for the upcoming season.
- **General Road Report:** A comprehensive summary of road maintenance activities provided by the Road Committee.
- **Board Introductions:** An official announcement introducing the current and newest Board members to the community.
- **Upcoming Meeting Schedule:** A detailed calendar of future Nine-Mile Ranch Homeowners Association meeting dates and times.
- **Email Permission Form:** A standalone page included with the mailing to collect written member consent for electronic communications.
- **Banking Change Notice:** An update regarding the Nine-Mile Ranch Homeowners Association's transition to a new banking institution (to be included if space permits).
- **Board Zoom Access Information:** A reminder that Nine-Mile Ranch Homeowners Association Board Zoom meetings are open to the membership, highlighting the 15-minute open session designated for member comments.

h. Additional Scheduled Monthly Board Meetings:

This topic was added to the agenda via an amendment on September 12, 2026. Kirk Johnson outlined the necessity of transitioning additional Board meetings to a fixed schedule to ensure full compliance with the meeting notice requirements mandated under [RCW 64.90.445](#). He explained that Washington State law distinguishes between two types of Board meetings:

- **Regular Scheduled Meetings:** Reoccurring sessions that are pre-published or provided on a standard calendar to the membership.
- **Special Meetings:** Short-notice sessions called strictly to address unexpected events, emergencies, or conditions that could not have been reasonably foreseen.

The Board engaged in a comprehensive discussion regarding legal compliance with these statutory requirements, highlighting key strategic operational adjustments moving forward:

- **Prohibition of Email Decisions:** It was emphasized that, according to recently-effective state laws, the Board can no longer legally make decisions or conduct official voting via email which was previously permitted by the Nine-Mile Ranch Homeowners Association bylaws. All Nine-Mile Ranch Homeowners Association business must occur during open, properly noticed sessions.
- **The Placeholder Strategy:** Due to recently-effective state laws that require 2-3 weeks of elapsed time/notice and logistical burden/costs in order for the Board to be able to take action in unforeseeable/emergency circumstances between regularly-scheduled meetings, the Board discussed pre-scheduling additional "special" meetings in between the regularly scheduled meetings. By designating these additional dates as "Special" Meetings, the Nine-Mile Ranch Homeowners Association complies with state transparency laws by giving long-term notice to the membership via the website and newsletters. If the Board finds no reason to carry through with any given special meeting a week ahead of the meeting the board will post a cancellation notice on the website.
- **Statutory Notice & Cancellation Timelines:** The Board reviewed the distinct timelines mandated under Washington State law:
 - **Regular Meetings** strictly require at least a **14-day advanced notice** to the membership.

- **Special Meetings** carry a shorter **7-day advanced notice** requirement under the RCW.
- **Cancellation Protocols:** Because RCW 64.90.445 contains no explicit language regarding how to cancel a session, the Board discussed utilizing the **statutory 7-day window** as a standard timeline to post formal cancellations on the Nine-Mile Ranch Homeowners Association homepage if no business or agenda items arise. This prevents members from showing up to a meeting that lacks a quorum or has nothing to discuss.

Although adding Meetings in November, December, February, and August was discussed, no final calendar dates were set, and no formal motions were introduced at this time.

Motion by Cole Markusen, to convene into Executive Session to discuss the McNeil litigation relevant topics not conducive to regular session, Seconded by Marie Jordan, Motion Passed unanimously. The Board convened into Executive Session at 10:16am

8) Executive Session - Cole Markusen

Notice only — no discussion content included per RCW 64.90.445(4).

a. Litigation update — McNeil (Case No. 26-2-00127-24)

Motion by Stacey Johnson, to adjourn Executive Session and reconvene the regular Board meeting, Seconded by Marie Jordan. Motion passed unanimously at 10:57 AM.

Executive Meeting Motions - Cole Markusen

No Motions were made in the Executive Session.

Motion by Bill Burman, to adjourn the meeting, Seconded by Marie Jordan, Motion Passed unanimously. 10:58am

9) Adjourn at 10:58am

Next Meeting October 10, 2026, Zoom Invitation and Agenda to follow.

Please see Nine-Mile Ranch Homeowners Association website, Meetings Page for Zoom meeting link.
<https://9mileranchNine-Mile Ranch Homeowners Association.org/meetings/>