

Nine Mile Ranch HOA

ACC Meeting

Place: 115 Sunset Ridge Rd. Oroville, WA 98844

Date: Friday, August 3, 2018

Time: 10:00 am

MEETING BEGAN at 10:03 am.

ACC members present: Kim Culloo, Rick Lewis, Jerry Sanderson, Wayne Naysnerski, Kate Naysnerski. Brett Coffman was on speaker phone.

We discussed the following (not necessarily in this order):

HOW TO CONDUCT MEETINGS

Meetings will be recorded.

Will be conducted in an informal style

Will be held quarterly. We will correspond by email as needed.

When a complaint, inquiry, or other request for information is received, we will try to acknowledge receipt within 48 hours. We will work on a email or letter form advising receipt. We will attempt to resolve, as much as possible, the Lot Owners question or inquiry within a week.

Rick Lewis will work on an initial response email.

Brett Coffman will work on a bullet point form, put in layman's terms with CCR ACC information which will serve as a guide for new Lot Owners in their project and land improvements.

Kim Culloo advised that an email was sent to the previous ACC Chairman Bob Dixon, requesting any and all previous ACC records.

ACC FORMS

Kim Culloo presented a sample Project Approval Form, however, after discussion, it was decided that the existing form is sufficient and that if needed this form could be modified in the future if more information was needed.

We will be keeping the Grievance Request Form, but all decided that the name "Grievance" was not the preferred name of the form or "violator" within the form. Will be working on renaming the form. Will present to the BOD our preferred language once determined. We also discussed the entire Grievance Process which was implemented by a previous BOD. We did not feel that a Lot Owner should have to at first, contact the Offending Lot Owner, about a complaint before contacting the HOA. It was discussed that some people might feel uncomfortable doing so, which

may inhibit them from forwarding their complaint to the HOA. It was further discussed that some people might not have the skill set to handle the situation on their own and that ultimately, Lot Owners would prefer these issues be handled by the HOA.

Discussed the need to get the forms on the website asap.

APPEALS PROCESS

Discussed the need for an appeals process if a project is denied by the ACC. If denied, reason(s) should be clearly stated and there should be an automatic appeal to the BOD for review. The BOD would review and would either concur or send back to ACC as approved. We will request that the BOD take the matter up quickly in order to avoid delay.

We also discussed that we would do everything possible to avoid a denial and will work with every Lot Owner to help them comply with the CCR's and still be able to improve their Lot.

NEW LOT OWNERS

Discussed sending a letter to new lot owners (Brett's bullet point?) with an emphasis on compliance with CCR's. Felicity Rabe has contacted **Kim Culloo** and is working on a welcome packet and we discussed including it in the packet.

DETERMINING STRUCTURES AND IMPROVEMENTS ON 9 MILE RANCH

Discussion on grandfathering in ACC non-compliance relative to structures that have already been built. This is because there is a lack a consistent record keeping previous to the current BOD/ACC. Request for previous documents has resulted in limited information and the ACC members felt that it would be difficult to move forward without a baseline to work from. We will discuss this with the BOD for further guidance.

Discussed some type of mapping of ranch land to obtain structure information.

Discussed sending a form to property owners requesting information on land improvements on each Lot Owners property. Will use this and other methods to build a database of information for ACC/HOA use.

OTHER BUSINESS

Kim Culloo advised that she received a general inquiry from a Lot Owner who wanted information on building, fences and horses. She responded to that Lot Owner and provided the appropriate CCR information.

Kim Culloo advised of a complaint sent to Kirk Johnson and forwarded to the ACC by a Lot Owner who had concerns about a shipping container on an adjacent property. **Jerry Sanderson** advised that he would contact the Lot Owner and follow up.

MEETING ADJOURNED AT 11:23 am.