

**Nine Mile Ranch Homeowners Association**  
**Board of Directors Meeting**  
**November 3, 2018**

Meeting held at Oroville Senior Center, Oroville, WA.

Board members physically present: Kirk Johnson, Brett Coffman, Wayne Naysnerski, Kate Naysnerski, Leo Culloo and Stacey Johnson. Brian Rabe, Rick Lewis and Susan Stewart were present telephonically. Kim Culloo, ACC Chairman, was present as well. 3 Association Members present.

Meeting called to order at 1:01.

**Old Business**

Read into minutes email approval of October 13, 2018 Board Meeting Minutes.

Website cloud storage: A page has been set up connected to our website for the Board and ACC to store documents. This page will be administered by Stacey, same as Website. Send Stacey what you want stored and she will place it on that page for storage.

Snow plowing contract: Snow Plower, Tim Roberts, snow plower had changes on contract:

- Eldon Hunt has agreed to be snow plow coordinator. He will be the sole contact for members regarding issues and requests.
- Tim has increased his plowing rate from \$105.00 an hour to \$120.00 an hour. \$120.00 is common hourly rate for other local plower's at our scale, licensing and insuring.
- Tim requested that all gates remain opened. If gates are closed he will not plow.
- Roads that are especially rough with boulder heads take longer to plow to avoid significant damage to Tim's truck; billing would be more costly.

Plowing standard: Board agreed that all roads need access and need to be plowed. Susan will attempt to get in writing from all members in Big Horn Ridge to not plow as no one will be coming to their property in the winter. Kirk will make changes to contract and submit to Board for email approval by majority.

Teleconferencing for meetings: Still figuring out feasible options that are not too expensive.

Big Horn Ridge gate issue: The courts have asked if 9MR would be a 'Trust Holder'; acceptor and disperser for funds from Lynn Barnett for remodeling Big Horn Ridge Gate. A letter is being drafted to Drew Sawchuck, Big Horn Ridge member who is party to this issue, which state the Boards offered role and address any liabilities. The Association is not responsible for gate or pavement, and they have a CCR's in addition to the Nine Mile Range CCR's. A committee in Big Horn Ridge will be formed to handle this from their end.

**Motion** made by Kirk Johnson that a draft letter will be written to Drew Sawchuck and be brought foreword to the Board for email approval by majority. Seconded by Brett Coffman, Passed unanimously.

Reimbursement Policy: Leo and Rick reported that they will have report ready for January meeting.

### Treasurer Report

All liens on 3 years or more past due members Lots were filed November 1<sup>st</sup>. There is good progress in collecting past dues. Also, on target for levels projected in recent cash flow reports.

### Road Report

All work orders are complete. All gravel ordered has been placed except for the pit run that we chose to have placed in spring instead.

### ACC Report

- Six welcome packets have been sent out.
- Six local real estate firms were sent letters to remind them of our CC&Rs, hoping for their support in noticing to prospective buyers.
- Question regarding interpretation of CC&Rs about 'rentals'. Will need legal interpretation.

**Motion** made by Brett Coffman (long-time professional road builder) for a one time Special Assessment of \$150.00 per lot to be spent on road gravel only. Must be voted on by membership; 25% approval. Kirk Johnson seconded. Many of our roads are to the point where we cannot rake (maintain crown and other watershed maintenance) because there is not enough rake-able gravel material; we are down to raking our base, which destroys the road construction, and also damages rake gear = higher raking costs. Also, many roads have excessive road base boulderheads sticking up which causes excessive damage to plow gear = higher plowing costs, and makes plowers not want to plow for us; additional gravel buries the boulderheads. We also need to catch up on years of lack of adequate gravel replacement from traffic wear. We need gravel. This Special Assessment would give us \$45,000 to be spent on gravel only. Kirk also mentioned concern that if BOD knows that there needs to be more income for gravel maintenance then we may have a legal obligation to ask for the extra funds. Motion tabled until January when next year's budget and assessment rate will be discussed. Brett will write a report for the Board regarding this for the January meeting.

Meeting open to public comments at 1:52 pm.

Board went into closed executive session at 2:12 pm.

**Motion** made by Kirk Johnson to send letter to Lot Owner to follow up on compliance. Kirk and Kim will collaborate in writing letter. Letter will be approved by majority of the Board in email. Motion passed with 8 approved, Wayne Naysnerski voting no.

**Motion** by Kirk for a letter to be drafted in response to Lot Owner's letter to the Board about road and easement maintenance. Letter will be drafted by Leo, Kirk and Brett to be approved by Board with majority in email. Susan seconded. Motion passed unanimously.

**Motion** by Kirk Johnson to approve legal expenditure up to \$3,000 for attorney to answer questions about any of the following subjects:

- HOA compliance with RCW 64.38 or current law.
- Specific member violations of CC&Rs.
- Over all CC&R enforcement.
- Clarification about terms regarding governing documents.
- Obtaining prior HOA attorney records.

Stacey Johnson will be the sole interactor with HOA attorney, except at face to face meetings with attorneys, where additional BOD members chosen by the BOD may attend. Legal questions will be formulated and edited by any and all BOD members and final questions will be approved by email with the majority of directors. Stacey Johnson will provide a report and answers at next BOD meeting. Seconded by Susan. Motion passed unanimously.

Meeting adjourned at 3:35 pm.