

## Yodelin Property Owners Association Annual Meeting

January 18, 2020

Meeting was called to order at 7:09

A count of the sign-in confirmed we had a quorum. (9 cabins were represented plus on proxy vote.)

## Treasurers Report

- We currently have \$118k in our account
  - There are still X homeowners dues outstanding
  - Balance was helped by our first water hook up since our water rights were approved (\$15k)
- This years expenses were \$- **\$15,076.07**.
  - Water system \$5K (includes power bill for the pump house, testing and a one-time cost of \$2k for water rights app)
  - \$3.2k for plowing
  - \$1.3k for past property taxes on HOA owned properties. Tax statements were going to a past president's old home address and had not been paid for a number years.
  - Insurance for HOA Officers and Directors and for out water system
- Dues of \$550 for those on the water system and \$250 for those who are not on the water system were left unchanged. We will continue to build our war chest for use when something happens to the water system.

## Water System Report

- The leaks in the system are at the best they have been since we started on the new system. As a note, our equipment cannot measure below 3gpm and Ed thinks that we are still losing some amount of water on a regular basis
- The iron filter has been removed from the system which means we no longer need to have a certified operator to maintain the system

The filter was removed based on a verbal permission via engineer John Torrence:

“Nonetheless, the iron levels are indeed very low and it appears that iron is no longer an issue. However, *DOH wants to you test for lead monthly for at least the next 3 months for verify*. Forward the results directly to DOH. If tests confirm that iron is no longer an issue then the filtration can remain disconnected.

I also confirmed that DOH will allow you to phase-in pump upgrades. In other words, you can use the pumps you currently have but need to plan on upgrading the pumps in the future as demand increases. “

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- Four samples were sent in
- No written agreement was given
- It was determined that since we have already removed the filter it was best to “let sleeping dogs lie”
- Ed brought up the fact that the Well Pump has over 14k hours on it which puts it close to the stated endo of life. It is not known how many more hours of life are left, it could go 20k + hour or could break sooner.
  - Fixing this in the winter would be a major expense and would best be done in the summer as it will require a boom truck that would need to access the well pump
  - It was agreed that we would get a quote to plan for this expense.
  - We should also investigate a 15 or 20gpm pump.

- A question was asked about the pressure pumps. Ed indicated these are easy to replace and are not currently an issue
- A question was raised about the use of water meters.
  - There are a few meters we have already installed
  - We currently have no one who is willing to regularly check the water meters
  - Remotely readable water meters are very expensive
  - For a couple hundred dollars it may make sense for water meters to be installed on new water hook ups.
  - The board will take this up in future meetings
- We are due for an inspection this year. We should have a System Manual and a Disaster Recovery plan
  - Nick and Steph volunteered to help put the manual together
- Ed wanted to make sure that if anyone sees the red light on the pump house on, they should immediately post a not to the Google Group
- Ed also wanted to let everyone know that they should not put any grease down the drain.
  - The treatment plant has seen some grease coming through.
  - Rinsing your dishes is not an issue.
- It was suggested we schedule a workday this summer to clean around the pump house as well as do a water system training session.
  - The board will look into some dates

#### Parking and Plowing

- A big thanks to Jeff for all the work he has been doing keeping the lot clear
- A discussion was had regarding reserving spots with snow vehicles
  - No decision was made but people should use best judgement
  - The board will discuss this further
- The rules for parking across the street if our lot is full or inaccessible was reviewed
  - Do not park near the entrance to the lot
  - Monday and Tuesday park on the highway side past the outhouses
  - Wednesday and Thursday park on the lodge side
- Jeff thought that at this time we do not need to expand the parking.
  - With the way it is being plowed there is ample parking.
  - Over New Year's there were 60 cars parked in the lot.
- A discussion was had about the pass possibly running a van in the morning so Yodelin residents not taking up parking spaces
  - The board will be looking for a volunteer or somebody who has contacts at the pass

#### Land Sale / Tax Auction

- Jeff Johnston indicated that a number of unbuildable lots have been auctioned off for taxes.
  - There was a discussion around the HOA covenants not being delivered to the new owners
  - The Board will look into getting the address of the new owners and sending them a letter with the covenants.
- Beverly Carlson is putting a large piece of property for sale above division 3 (Lot ID 34244).
  - If this piece of property were to be sold for timber it could potentially be a hazard for snow slides and would be an eyesore for homeowners in division 2
  - The board is looking for someone to reach out to Beverly and see what she is asking for the property. Paul and Bob Burton know her and may be able to help
  - The board will look into purchasing this if not too expensive

### Election of Board Members

- The following board members positions were up for reelection
  - Bill
  - Rod
  - David
  - Loren
- Loren offered to step down from the board and work on the Water Manual
- Brett indicated his interest in participating on the board
- A motion was entered to add Brett and keep Bill, Rod and David.
- The motion carried.

### Community Business

- Loren read the notes from a past meeting regarding snowmobiles regarding using them on the county road. The notes are included here:
  - Speed – please keep speeds to a minimum (less than 25 mph) in front of cabins
  - Operating Times – Please refrain from riding snowmobiles after 10 pm unless they are being used for transportation only (not for recreation!!!)
  - Noise – Homeowners registered many complaints about snowmobile noise
  - Noise – It was recommended that the recreational use of snowmobiles be limited to the forest service property at the base of Division 3
  - Noise – There were statements made that because of snowmobile use at Yodelin it is quieter at their home in the middle of the city than at their Yodelin cabin. Please be considerate of your neighbors
  - Safety – Many concerns were expressed concerning juveniles operating snowmobiles under the legal age required by Chelan County. Reports of kids almost hitting pedestrians while towing other kids were made. Please be familiar with the age restrictions and requirements imposed by the State of Washington and Chelan County.
  - Safety – It was reported that snowmobiles have cut in front of larger Snowcats creating unsafe conditions. Please be very careful when entering the road from the sides and make sure you are visible to pedestrians and larger Snowcats
  - Safety – Please be considerate of pedestrians and whenever possible operate snowmobiles on the right side of the road
- It was suggested that we ask the county to put up a speed limit sign. It should serve both summer and winter

Meeting adjourned at 8:30