

Annual Meeting Minutes, Yodelin Property Owner's Association

January 23, 2016

Meeting was called to order @ 7:08
15 cabin owners present

Proof of meeting was sent out between the 18th and 20th via email.

Approval of the minutes passed

Report of the officers:

Treasurer

Association has a bank balance of \$72k...Should go to \$75k after all dues are paid
We have exceeded the \$50k target reserve balance
Plowing last year was \$900. Looks that this year may be low.
Not sure if Stevens Pass will assess us for the use of their parking lot in Yodelin
Spend from last year was 7,900 which outside the \$900 was water related and the DOH water inspection
Discussion was had regarding lowering the homeowners dues since we have met our target reserve.
Paul Burton has concern that we should continue to build a cash reserve as the cost of doing work up her could use up our reserves very quickly
A motion was made to keep the dues at the same level of \$500 for water and \$180 for those not on water. The motioned passed

Water System.

Work party was established this summer and Water leak was identified in a cabin in 2nd division who is using 4k gallons per day. Unfortunately the snow came before the repair could be fixed.
Water inspection results; DOH requires an inspection every 5 years.
Starting to put together a manual as this is needed by the regulation
Water inspector comes from Wenatchee and was raving about our system
One issue that the inspector brought up was that we need an emergency plan
We passed the inspection and are good for another five years.
Loren asked for a volunteer to put together a emergency management plan for the water system

The nylon fittings are failing over time and a question was raised as to whether we could systematically replace them. Discussion was had and it was determined it would be too expensive

Stevens Pass (Michelle Minato) presented regarding the possibility of renting space in, or their cabins as part of the "Tenants 4 Turns program run by the Human Resource department. A quick review of the Covenants document revealed no obvious conflicts with regard to renting space in Yodelin.

Election of Officers

There are two board seats open
A motion was presented that Loren and David be reelected for another term. The motion passed

Unfinished Business

Parking

Discussion was had regarding parking.
It was asked that we follow the rules regarding parking

Attach the parking directions

Forest service parking may be a possibility. The Parking would come from below the tunnel.
Working with the State and the County to see if this might be a possibility

Water Rights

Tied up in a law suite
No change in status

New Business

Registered Agent

Notice was received that our Registered Agent has resigned. The relationship between Preston Gates and Ellis has disbanded and they were the registered agent. Loren went online and is now the registered agent.

Road Repair

Lauren Loeb sack is the person who is the accountable person that is the project manager. She is ok with people reaching out to her.

Cannot repair the culvert until the snow is gone and the stream has low flow

Working with the DOW to determine what type of culvert needs to be used

Temp steel bridge has been ordered as a temp repair until they can do the repair.

Signage

Sandwich board for no parking

A question was brought up regarding the snowmobile parking boundaries

An agreement was made that the board will look into signs for snowmobile parking and boundaries

Meeting adjourned at 8:13

Handwritten notes:
- Need to add parking map to website
- This might be possible for plowing (as needed)
- Add photo group info
- Update business committee