

**YODELIN PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
Monroe School District Administration Building
June 18, 2007
Minutes**

Steve Melton, President, called meeting to order at 7:55 pm

- ❑ **Roll Call**
 - ❑ All members attending registered on sign-in sheet – **Quorum Present**
- ❑ **Proof of Notice of Meeting**
 - ❑ Mailed (and e-mailed) to membership within specified timeframe
- ❑ **Water Project – Final Stage - Funding**

The purpose of the special meeting is to update members of the association on the status of the water project and to approve funding to complete the project.

Steve Melton (Association President) reported that after a successful hearing in Wenatchee and submission of geo tech survey and soil samples, that a conditional use permit was approved, a building permit is just about to be issued and a contractor has been selected (KRCI from Wenatchee).

Al Hunter (Water System Project Manager) reported that Torress Engineering played a big part in getting the project through all the bureaucracy and that KRCI is already ordering equipment and has put together a construction schedule to complete the project this fall.

A 15 foot in diameter, 20 foot high concrete water tank will be constructed which will hold 35,000 gallons of water. A small storage building will also be constructed to house the booster pumps and water treatment equipment. Because the cabins in Yodelin are recreational, the system was approved based on an exemption that allows a flow of less than 5000 gallons per day. A licensed operator will not be required to monitor the system however the water will require regular testing (as it does currently).

The new system will service our existing connections only. The new system is designed to eventually be expanded to support and supply water to all 79 lots that are developed or can be developed. We must be granted a water right before any new connections may be made to the system. A new water right application was filed in February as an amendment to our existing water right application. At this time it's unclear when the Dept of Ecology will review that application.

New cabins that are not approved to hook up to the system and will not be required to pay a water system assessment until they can legally connect to the system. However all cabins will contribute equally toward paying for plowing expenses. The 2006/07 plowing bill has not yet been received from Stevens Pass.

Bill Pitt (Association Treasurer) presented a handout showing the estimated remaining costs to complete the water system project and the amount each cabin owner will be required to pay. A copy of the itemized expenses is attached. July 16 was set as the date that assessments are due. Members unable or unwilling to pay the \$4,500 assessment will be charged 1% interest per month (12% annually) on the unpaid balance.

- ❑ A motion was made to approve a \$4,500 assessment, due on July 16 with an interest charge of 1% per month on the unpaid balance for those unwilling to pay. – **Motion Approved.**
- ❑ A motion was made indicating that if we have cash flow issues because of late or slow payments that we may go back to the association members and offer to let them lend us additional funds. The association will pay the lender the same interest rate it is charging those that are late payers. The association membership confirmed that any costs to collect the water system assessment will be charged to the member that refuses to pay or is late with the payment. – **Motion Approved.** (It is the hope of the Association that this action is unnecessary and that all assessments are paid by the July 16 deadline.)

❑ **Other Business**

Ed Burns (division 3 cabin owner) shared that several “For Sale” signs have been posted on condemned lots within Yodelin. Condemned lots were re-assessed upwards in value from \$125 to \$7500. It is assumed that the motivation to sell these condemned lots is the anticipation of higher property taxes. The reassessments appear to be as a result of the association’s purchase of two lots. The Association paid approximately \$7500 each for two lots for the location of the new water system pump and treatment house. The Association had little choice in the matter since these lots were adjacent to the location of our new well. Other sites would not have worked well.

Steve worked with the owner of two of the condemned lots to file a protest with Chelan County Assessors Office against the increase. The protest was successful and the assessed value of the condemned lots has been returned to \$125 each.

There was discussion of what the restrictive covenants for Yodelin say about camping, building a yurt, or putting a trailer on a condemned lot, (the danger of forest fires from campfires being the greatest concern). It was suggested that a copy of the covenants be sent to owners of condemned lots to make them aware that lots may not be used for such purposes. Curtis Johnson (Webmaster for Yodelin) said he would post the covenants on the website. Curtis will also be posting new photos and historical information about the area on the website soon. Ed Burns offered to help obtain the addresses for owners of condemned lots so we could mail them copies of our restricted covenants.

- ❑ A motion was made that when the new water system is built, the tank filled and the system is operational, that the association gather together for a big celebration - **Motion approved.**

Kris Johnston (Association Secretary) took minutes and documented the results of the special meeting of the Property Owners Association.

Steve thanked everyone for their patience and continued support.

Meeting adjourned at 9:15 PM