

## **Yodelin Property Owners Association Annual Meeting September 25, 2021**

The meeting was called to order at 3:00 pm

Members signed in & updated information on the master list. 20 cabins were represented, with 3 proxies, and 5 lot owners. Quorum reached.

Proof of notice was mailed to all property owners with determinable addresses. Per the Association's attorney, notices must be mailed. Only one notice per owner was mailed regardless of how many lots are owned.

### **President's Report (Brett Belka)**

- Our covenants are approximately 50 years old & need to be redone. Brett is working with the Association's attorney to update the covenants. New covenants would help in addressing covenant violations. Currently our only course of action is legal, which is expensive, versus having the ability to go to arbitration.
- The initial reason the Association engaged an attorney was to handle the legal aspects of a property owner not complying with our covenants. This specific issue is the reason for the proposed special assessment in the budget.
- Our Bylaws make a distinction between cabin owners & property owners. Both get one vote regardless of how many lots they own. Only cabin owners count towards reaching a quorum.
- Parking Snow removal – Last year the Sewer District provided the majority of snow removal along with Jeff Wilson. Because we are so dependent on getting our lot cleared, when the clearing is occurring, we all need to be supportive & safe. Don't go behind them until you have made eye contact & try to stay out of their way. Brett will try to get notice out that clearing is going to occur so that we can get cars move out of our parking lot. Also, the Sewer District is not allowed per their insurance to assist in getting anyone unstuck.

### **Discussion –**

- Long discussion between property owner not in compliance with covenants & other owners. There was no resolution, some county names were shared, & from the Association's perspective we will continue to let our attorney handle.
- Question about how it was decided to spend on pursuing covenant violations & hire attorney? There were several meetings and emails, where the members then urged the Board to pursue legal action & enforce the covenants.

- Question about when & why the Board meets? Brett indicated that there can be public & private meetings. Private meetings could be called to retain attorney client privilege.
- One member expressed his concern about trying to attend these meetings over the years and never being able to, nor has he ever received any communication about meetings or minutes.

#### Treasurer's Report (Bill Pitt)

- This year's budget was included with the notice & agenda. It lays out sources of income, expenses & historical income vs. expenses.
- Some non-routine sources of income include new water hook ups (currently at \$15,000) & non-routine expenses related to necessary legal action.
- Based on the budget outlined on page 2 of the report, Bill is recommending a continuation of the \$550 for cabins with water, & \$225 for cabins not on the water system, with a special assessment of \$500 for all cabins for existing and anticipated legal fees related to the covenant violation.
- The budget was approved with 3 cabins voting NO for the budget.
- Bill also announced that at the end of his current term (next year) he will be vacating the role of Treasurer. The Association needs to start identifying a new candidate for Treasurer.

#### Discussion –

- Dan Hogan suggested that the Board revisit the \$15,000 hook up fee as that was determined in 2019 & it should at least be increasing with inflation.

#### Water Report (Ed Burns)

- There is still a leak in Division 1.
- Clarified that we have water rights for buildable lots, which is 60.
- Unless someone is willing to take on Ed's monitoring of the water system, he is going to search for someone the Association could hire.

#### Election of Directors

- Frank Fulleton & Jeff Wilson are ending their two year commitments but have indicated that they are willing to continue
- Unanimously voted Frank to another two-year term
- Unanimously voted Jeff to another two-year term

#### New Business

- Parking issues

- o It was suggested that each cabin limit their cars in the parking lot to 2 cars
- o Please make sure your company is correctly parked, even if that means that you park for them
- o New signage is being worked on
- o Expansion? The Association does own the lot next to the water system but getting that cleared has so far not been feasible

The meeting was adjourned at 4:35 pm