

Yodelin Property Owners Association  
Annual Meeting January 6, 2022  
Meeting called to order by President Brett Belka at 12:12

### **President's Report**

- Sign-in sheet accomplished roll call, quorum achieved

#### Unbuildable Lots

- Regarding issue of activity on unbuildable lots, the county has affirmed their role in the situation & their decisions are binding. There should not be any clearing unless you can build. Unfortunately, a different department has approved driveways in the past, but now the departments are aligned.
- If you see activity on an unbuildable lot, you can report it to Chelan county
- Several people have brought up the issue of the Association buying unbuildable lots, but this has not been discussed by the board.

#### Water System

- Regarding our water system, the Board has hired Larry Peterson who handles the Lake Wenatchee sewer system as a contractor. His fees are \$250 per month, plus \$50 for quarterly testing & \$100 per hour for other work.
- Larry will create a maintenance & improvement plan for the system
- No major leak was found by the company that came up to see if they could find leaks. It appears to be a combination of small leaks.

#### Snow Removal

- It appears that we have at least another year of the sewer system workers clearing our lot although it may not be as extensive as last year. Jeff Wilson did not do that much clearing last year & needs to use his machine for his business.
- People on foot or in cars need to make sure the operator sees you before trying to go by. You are allowed to throw snowballs at the machine to get the operator's attention. Landlords need to get the word out to renters.
- Trailers can be difficult for the operator to see, please try to mark or clear snow so that the trailer is obvious.
- Brett will send an email out to the group with the parking alert number.
- Down the line, the Association may need to buy our own machine, but then we would also need a certified operator. A machine would be \$80,000-\$100,000. We have not found anyone who would be willing to come up to Yodelin and clear our road.

#### Sandwich Board No Parking Signs

- We received a cease & desist letter from the DOT real estate dept. Brett talked to the operations department & did ultimately get acceptable wording we could use to discourage parking in our road.
- Only one sandwich board is still standing, & Dan Hogan offered to have it updated with acceptable language.

### **Treasurer Report (Bill Pitt)**

- At the end of 2021, the Association had \$189,190.25, & with payment of all 2021 dues, the account grew to \$199,101.50
- As of 8/31/22, the bank balance was \$217,049, with a projected balance for YE of \$234,554 after the 2022 dues are collected
- Average normal expenses for the last 5 years is approximately \$16,000.
- The Board is recommending a continuation of dues of \$550 for cabins with water, & \$225 for cabins without water. This was approved by the membership.

- \$26,000 was collected for legal fees on the unbuildable lot situation, and that is what has been spent.
- It appears that dues will be increasing in 2023 due to the hiring of the new water system operator.
- Bill is not continuing in the Treasure's position & suggests that it may be time to hire a management company that would handle many of the responsibilities. If this occurs, the Association's Treasurer would coordinate with the firm.

### **Election of Directors (Brett Belka)**

- Three Directors are up for re-election – Brett Belka, David Vintertun & Rod Bray
- The membership supported Brett continuing in his position as President
- Three other people were supported in joining the Board with positions to be assigned by the Board: Curtis Johnson, John Knopf & Nic Pottier

### **New Business**

- Jon Rider asked that the situation of gullies along the side of the road be discussed, unfortunately that is a county issue & not something we can address.
- Clif Swiggett brought up the past rules regarding snowmobiles. The membership thought that they were reasonable & reaffirmed that they should be followed. Again, cabin owners that rent out their cabin need to make sure that their renters know the rules (see attached0).
- Dan Hogan brought up the fee for water hook-up. His item for discussion was as follows: Our water system was built in about 2007 and we have not had an increase in the water system hook up fee of \$15,000 for at least 10 years. The Seattle area CPI (consumer price index) has increased 35.2% through September 2022 over just the last 10 years. Suggest that we raise the fee for new water hook up from \$15,000 to \$19,500 (30%) and have an annual increase tied to the Seattle area CPI. We will need these funds as underground pipes fail, in the near future, and updates need to be made to the main pump and storage system. There was discussion around the issue, so an advisory vote for the Board to consider was taken, with only 6 not supporting.
- Jamie Coates – Robertson brought up an issue she wanted other cabin owners to be aware of which is lateral avalanche which can be caused by another cabin being close & snow falling off a roof can push a cabin off the foundation.

Meeting adjourned at 1:30 pm

## Proper Snowmobile Use

- There were significant discussions concerning the polite, considerate and safe use of snowmobiles
- People expressed concern over safety and noise problems sighting many transgressions. Guidelines were discussed for safe and considerate use of snowmobiles in Yodelin. Many rules were formalized and adopted:
  - 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