

Dear Neighbors,

We hope you are doing well. As another winter has passed, it's time for our annual meeting scheduled for June 22nd at 7pm. This year, we have decided to conduct the meeting virtually to facilitate participation. You can find the necessary details to join the meeting at

<https://yodelin.org/meeting>

The major news from the HOA this year is an increase in dues. We will be raising dues by \$500, resulting in a total of \$1,050 for those on the water system and \$725 for those not on the water system. If approved, this change will be implemented in November 2023.

We understand that this decision is significant, but it was not made lightly. Living in a wild and remote area presents unique challenges, particularly when it comes to managing snow and water. By increasing dues, we can invest in these areas to ensure continued access to the place we all cherish.

While the water pump house is relatively new, the overall system is aging, requiring increased maintenance. To address this, we have hired a professional and experienced part-time water system manager. They have provided valuable guidance on how to set ourselves up for long-term success. Their recommendations include conducting yearly inspections in spring and fall to identify and fix problems before they escalate, as well as addressing overdue maintenance tasks. While these measures cannot guarantee the system's reliability in our challenging environment, they are expected to make a significant difference. Our strategy is to invest annually to address known issues and aging infrastructure, minimizing the likelihood of disruptions during the winter when they affect the most people.

Retaining access to our cabins in winter poses the greatest challenge for our community. Over the years, we have relied on various strategies to clear the parking lot of snow. However, due to Vail's acquisition of Stevens Pass, our primary strategy of having them clear the lot is no longer viable. Vail now requires us to indemnify them from any potential damages and because we would be their lowest priority we would have no control of the schedule or quality of their clearing. Consequently, we would have fewer parking spots available compared to previous years, with limited clearing on the busiest days when it is most needed.

The Stevens Pass Sewer District (SPSD) shares our parking lot and purchased a skid steer in 2020 to ensure access to the plant. They have been kind in clearing the lot for us over the past few years and I think we can all agree our access has been much better due to it. However, as a public utility, the SPSD has determined it cannot continue fully clearing the lot in the future. The board explored options such as paying the SPSD or renting their equipment, but due to the necessary division between private and public services, neither option is feasible. The SPSD will continue to clear for their access, but not to the extent needed by the Yodelin community.

We also considered hiring a private company with their own equipment to plow for us. However, given Yodelin's remote location, this option would be excessively expensive. After exploring all

alternatives, we have concluded that Yodelin should take snow removal into its own hands by purchasing a skid steer and snow blower. While this represents a significant expense we tried to avoid, it will grant us control over the schedule and quality of the parking lot clearing. The HOA has sufficient funds for this purchase, but our budget will need to be adjusted to reflect operating costs and eventual equipment replacement in twenty years.

All of the above developments are positive, but they do necessitate an increase in dues. We are transitioning from relying heavily on neighbor goodwill to maintain our water system and winter access, to assuming responsibility for these crucial aspects ourselves. In determining the amount of the dues increase, we first calculated a budget based on predictable costs, and then added a buffer for unforeseen expenses. Any surplus will be saved for future needs.

A \$500 per year increase in dues will adequately cover these new investments and compares favorably to similar communities at Snoqualmie Pass, where residents pay around \$1,500 annually just for plowing. For a more detailed breakdown of costs, please refer to the accompanying document. We will be happy to discuss the specifics during the HOA meeting.

Lastly, we would like to address any confusion regarding the HOA's policy on lot clearing in Yodelin. As the board, it is our duty to enforce the covenants that govern our lots. To maintain the wilderness atmosphere we all value, these covenants state that trees may only be cut for building purposes. Following the 1971 avalanche incident that resulted in three fatalities and subsequent investigation, Chelan County deemed many Yodelin lots unbuildable due to being in avalanche paths. The HOA does not make determinations regarding lot buildability; that decision rests with Chelan County. Therefore, until we receive confirmation from the county that these lots are suitable for construction, we must enforce the covenants and restrict clearing accordingly.

We look forward to discussing all of the above with you during our meeting on the 22nd.

Best regards,

Yodelin Board of Directors