

# 2023-06-22 Yodelin Annual Meeting Minutes

Meeting called to order at (approximately) 6:10pm 6/22/2023

- Roll call
  - Attendance was taken of 24 virtual attendees by the secretary representing 23 unique association members.
- Proof of notice of meeting or waiver of notice
  - Meeting notice and agenda were mailed per association rules and also made available on the yodelin.org web site.
- Minutes of preceding meeting
  - No corrections raised by attendees. Beth Pitt motioned to approve. David Sparks seconded. Vote for approval conducted via ballot (at end of meeting)
- Reports of officers
  - a. President (Brett Belka)
    - Discussed similar updates as mentioned in the meeting notice letter. In particular Brett walked through the various drivers of this year's proposed dues increase:
      - Snow removal:
        - Sewer district will no longer be able to do as much snow removal for the POA
        - Steven's pass now requires a release from liability and the Yodelin POA isn't able to insure against this risk.
        - Not practical to rent and hire equipment
        - We will need to perform our own snow removal & purchase our own equipment and contract out operation.
      - Hired a professional water system operator to both manage the current system as well as make improvements to improve our ability to troubleshoot issues and perform preventative maintenance.
      - Going forward the POA is pursuing hiring a professional association property management company. Board service work has become a lot of work and includes tasks that most folks are not willing to do for free. A professional association manager will be able to handle tasks related to accounting, mailings, dues collections, enforcement and updating of covenants and bylaws, and many other administrative tasks.
    - John Rider asked about the possibility of the POA maintaining two separate accounts so the water system related costs are managed separately from other costs. He is concerned about non-water system members subsidizing water system related costs. Brett explained this is a possibility, a reasonable request, but as a matter of prioritization a large project like this is not one the POA would consider undertaking until we have a manager in place to handle accounting work. Nic added context that as a matter of prioritization there are only four cabins that aren't on the water system – a very small portion of the community – and most of the additional costs the POA is facing at the moment is related to snow removal, not water systems. Treasurer John K also noted he has spent a lot of work attempting to provide additional transparency regarding water

related costs in this year's budget preparation to help manage this complexity in the meantime.

b. Treasurer (John Knopf)

- John K. walked through the budget document shared to the POA which calculates the 2022 expenses across several categories. He showed the breakout of projected 2023 expenses, and how proposed dues are calculated separately for water and non-water system cabins.
- The vast majority of 2023 projected expenses involve a one-time purchase of snow removal equipment.
- Budgets about \$20k per year for snow removal operational costs
- A new projected expense item added this year for conducting an association reserve study
- Unclear if and how much future dues might be able to be reduced once snow equipment is purchased. This may largely depend on the result of the reserve study which will indicate how much money the POA should be holding in reserve savings for planned maintenance or replacement projects years down the line.
- Several members offered feedback regarding various ways the water vs non-water expenses and savings can be presented.

for specific details refer to the 2023 budget document

c. Secretary (Curtis Johnson)

- 23 voting members present plus one proxy.
- Discussed the shift towards using a virtual meeting platform for conducting meetings
- Explained how voting will work, what is included on the ballot, and how it will be accessed.
- Explained work that has been done to collect various association documents into a consolidated archive
  - Non-sensitive documents published publicly on website (past meeting minutes, covenants, bylaws, etc)
  - More detailed or sensitive information collected on secured collaboration document archive accessible by board members (contact info, working documents, invoices, bids, etc). Association members also welcome to request specific documents of interest.
  - If anyone has digital copies of association documents that are missing they are encouraged to share for the archive.

➤ Reports of committees

a. Water

- i. Larry Peterson hired on retainer as the association's water system manager. Explained his experience and priorities for the water system going forward.
- ii. The planned approach for proactive replacement or addition of specific water system components (shutoff valves, meters, etc).

b. Snow removal

- i. Echoed the rationale for purchasing equipment as explained by Brett in his president's report. Explained the long term financial advantages of purchase vs renting.

- ii. Explained options currently being explored for finding licensed/bonded/insured operators who will operate our equipment.
  - iii. Insurance solutions are available for both hired professional operators, volunteer association operators, or a combination of both depending on snow removal needs.
- New business
- a. Answered questions related to the potential responsibilities of a professional association manager vs property manager.
  - b. Discussed parking of snow vehicles in the parking lot and if that has caused any issues. Brett offered to re-send another email to the community including the topic of parking etiquette for the 2023-2024 snow season.
- Voting
- With Frank Fulleton stepping down from the board the community was asked for additional volunteers. Jon Rider was the only additional volunteer / nominee.
  - A link was shared with all meeting participants to an online ballot to vote on approval of the 2022 annual meeting minutes, approval of the proposed budget, and election of two board members. Voters were instructed to place one per “member” as defined by the POA documents. One vote per member regardless of how many properties owned and one combined vote regardless of the number of co-owners.
  - 21 total ballots were received by verified members - all measures and nominees were passed/elected.

Minutes approved by board email vote 7/21/2023