

# Yodelin 2024

Annual Meeting



## Roll Call & Quorum

- 18 Homeowners needed for quorum
- All lot owners can vote



## Proof of Notice

- Notice sent to all lot registered addresses & mailing list

## Preceding Minutes

- Found at <https://yodelin.org/meeting>

# Nomination of Board Members

- 4 Seats up for re-election
  - Nic Pottier (current President)
  - Brett Belka (current Vice President)
  - John Knopf (current Treasurer)
  - Curtis Johnson (current Secretary)
- All have agreed to stay on
- Any others interested?



# Snow Removal

- We have a skid steer!
- Big thanks to sewer district
- Jeff, Larry & Nic your drivers for 2024
- Will add another driver or two in 2025
- Storage for machine and fuel 2024  
summer goals



- Always keep one side clear
- Move your car occasionally
- Pack them in!



# Water Box Upgrades

Started water box upgrades. Six boxes replaced this summer, will continue at similar pace until all old boxes are upgraded. Adding meter standoffs in the process.



# Fall Water Leak

- Bob Burton found water flowing in Division 2 in September
- Leak was at a saddle on the water main (stub line)
- Ed worked with Dickinson to replace quickly
- Good ending but this is our biggest vulnerability
- Keep an eye out in the summer!



# Water Box Markers

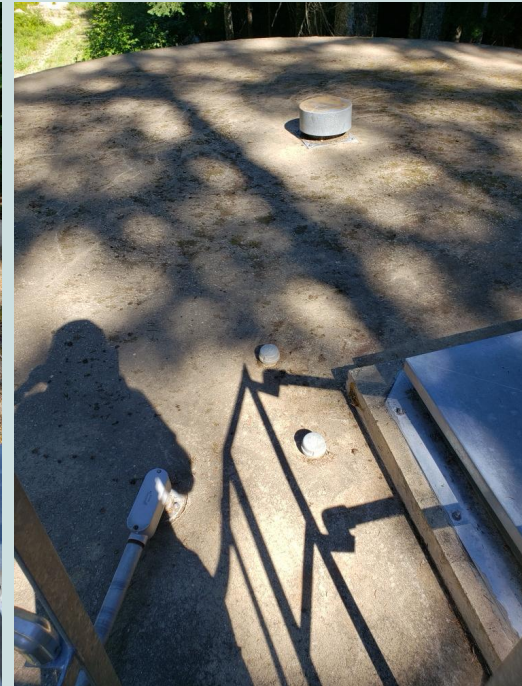
- To help with finding water boxes in the winter, all boxes were marked with blue poles
- Thanks to Larry for making these and Ed for helping install them
- We will remove every Spring and reinstall in the Fall





# Pump House Maintenance

- Lots of deferred maintenance done on pump house by Larry
- System is about as tight as it has ever been
- Being proactive pays off!
- 2024 will be more water box upgrades, misc pump house maintenance items



# Security

- WIFI Installed at pump house (T-Mobile 5G)
- First camera system installed not good enough, thanks to Brett for help installing
- Will try again in Spring with better cameras
- Should be able to see every license plate in/out but no guarantees

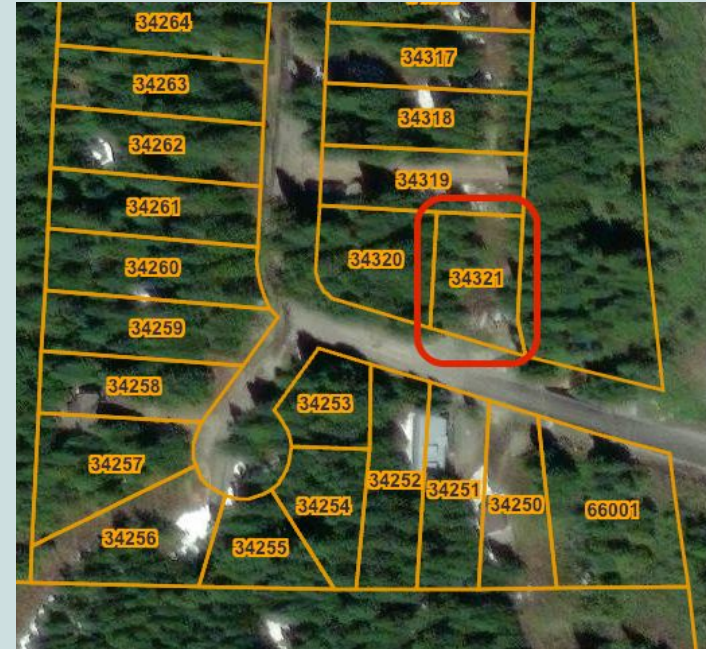


# Fire Coverage

- Yodelin is not covered by any Fire District
- Lake Wenatchee Fire & Rescue responded to Johnston fire, but this was on a volunteer basis (and they billed for it)
- DNR will only respond to fires on lots greater than 1 acre
- Lake Wenatchee Fire Chief would like us to establish a fire district, but probably unrealistic
- Contracting with Lake Wenatchee FD for coverage a possibility

# Lot Purchase

- POA Purchased lot 71 in Division 1
- Total price was less than \$5,000
- No current plans but could provide space for future parking etc..



# 2024 Board Goals

- Formalize Management
  - legal retainer
  - accountant
  - run reserve study
  - explore updating bylaws
  - move fiscal year to align with our spending (fall meetings)
  - explore outside management
  
- Storage for skid steer & fuel



# 2023 Expenses

2023 Budget Category	Budget	Actual	B/(W)	Notes
Insurance premiums	6,000.00	6,079.63	(79.63)	Liability, Earthquake, Directors & Operators
Property Taxes	85.00	73.80	11.20	2 lots
Utilities	700.00	705.44	(5.44)	Power, Internet
General Administrative	500.00	632.05	(132.05)	Deposit slips, Annual mtg list prep & mailing
Water System Management	5,000.00	3,000.00	2,000.00	\$250/mo. x 12 mos. All other water expenses recorded under maintenance
Water System Maintenance	5,000.00	7,904.26	(2,904.26)	
Snow Capex	110,000.00	105,941.94	4,058.06	Skid steer. Snow blower. Land prep for storage container.
Snow Removal	20,000.00	59.51	19,940.49	Fuel, supplies, maintenance, labor, and operator insurance premiums.
Legal	5,000.00	5,297.50	(297.50)	Property acquisition & legal counsel
Reserve Study	3,000.00	0.00	3,000.00	Carryover to 2024 budget
Property Acquisition		4,738.50	(4,738.50)	Vacant lot acquisition
<b>TOTAL</b>	<b>155,285.00</b>	<b>134,432.63</b>	<b>20,852.37</b>	

Bank Balance 01/31/23 - \$237,988 (Final deposit of 2022 assessments)

Bank Balance 01/05/24 - \$138,311 (First deposit of 2023 assessments)

# 2024 Budget

<b>Budget Category</b>	<b>Amount</b>	<b>Notes</b>
<b>Insurance</b>	6,700	<i>Liability, Earthquake, Directors &amp; Operators.</i>
<b>Property Taxes</b>	100	<i>3 lots</i>
<b>Utilities</b>	725	<i>Power, Internet</i>
<b>Property Management</b>	6,000	<i>Financial admin, tax filings, membership mailings</i>
<b>Security</b>	1,200	<i>Camera system</i>
<b>Water System Mgt</b>	3,000	<i>\$250/mo. x 12 mos. All other water expenses recorded against maint.</i>
<b>Water System Maint</b>	7,000	<i>Water box upgrades and replacements</i>
<b>Snow Removal CapEx</b>	7,500	<i>Skid steer offseason storage. Fuel storage.</i>
<b>Snow Removal CapEx Reserve</b>	6,500	<i>Annual reserve for eventual equipment replacement</i>
<b>Snow Removal</b>	11,500	<i>Labor, fuel, operator insurance, and maintenance</i>
<b>Legal</b>	6,000	<i>Legal retainer</i>
<b>Reserve Study</b>	3,000	<i>Hiring of firm to perform reserve study per WA law</i>
<b>Total Budget</b>	<b>\$59,225</b>	

# 2024 Budget Breakdown

		<b>Annual \$</b>	<b>Cabins</b>	<b>Per Cabin \$</b>		<b>One-time \$</b>
<b>Admin</b>	<i>Insurance, Taxes, Utilities, Property Mgt, Legal</i>	\$19,510	50	390.20	<i>Security cameras, reserve study</i>	4,200.00
<b>Snow</b>	<i>Snow Removal, Snow Capex Reserve</i>	\$18,000	50	360.00	<i>Storage shelter, fuel</i>	7,500.00
<b>Water</b>	<i>Water System Mgt, Water System Maintenance</i>	\$10,000	46	217.39		
<b>Total Annual</b>		<b>\$47,510</b>			<b>Total One-time</b>	<b>11,700.00</b>
<b>Annual Portion for Cabins On Water</b>				<b>\$967.59</b>		
<b>Annual Portion for Cabins Off Water</b>				<b>\$750.20</b>		



# New Business: EV Charging

- Proposal: Emergency Charging paid by EV owners
  - Exterior 14-50 Outlet at pump house
  - Emergency use only, breaker off by default
  - No reserved parking
  - Professionally installed
  - Paid for by willing EV owners
  - Becomes shared property

Vote for or against on your ballot.



Vote now at <https://yodelin.org/vote>

- One vote is allowed per association "member"
  - This means one vote regardless of how many lots owned.
  - If multiple people share ownership of a lot(s) please only submit one ballot representing your shared vote
  - If you have a proxy vote for another member submit an additional ballot but in the name field say "[your name] as proxy for [their name]"



Voting rules are defined by a combination of: Washington State Law, Yodelin's bylaws and legal precedents