

Yodelin Property Owners Association

2025 Annual Meeting Minutes

Meeting Date: February 27, 2025

Format: Virtual meeting via Microsoft Teams

Attendance: 38 attendees representing 33 unique lots/members. Attendee list saved to yodelin teams site.

1. Welcome and Opening Remarks

Speaker: *Nick*

- Meeting called to order; agenda includes operational updates, Division 3 issues, legal items, budget review, reserve study, and board elections.
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2. Administrative & Secretary Updates

Speaker: *Curtis*

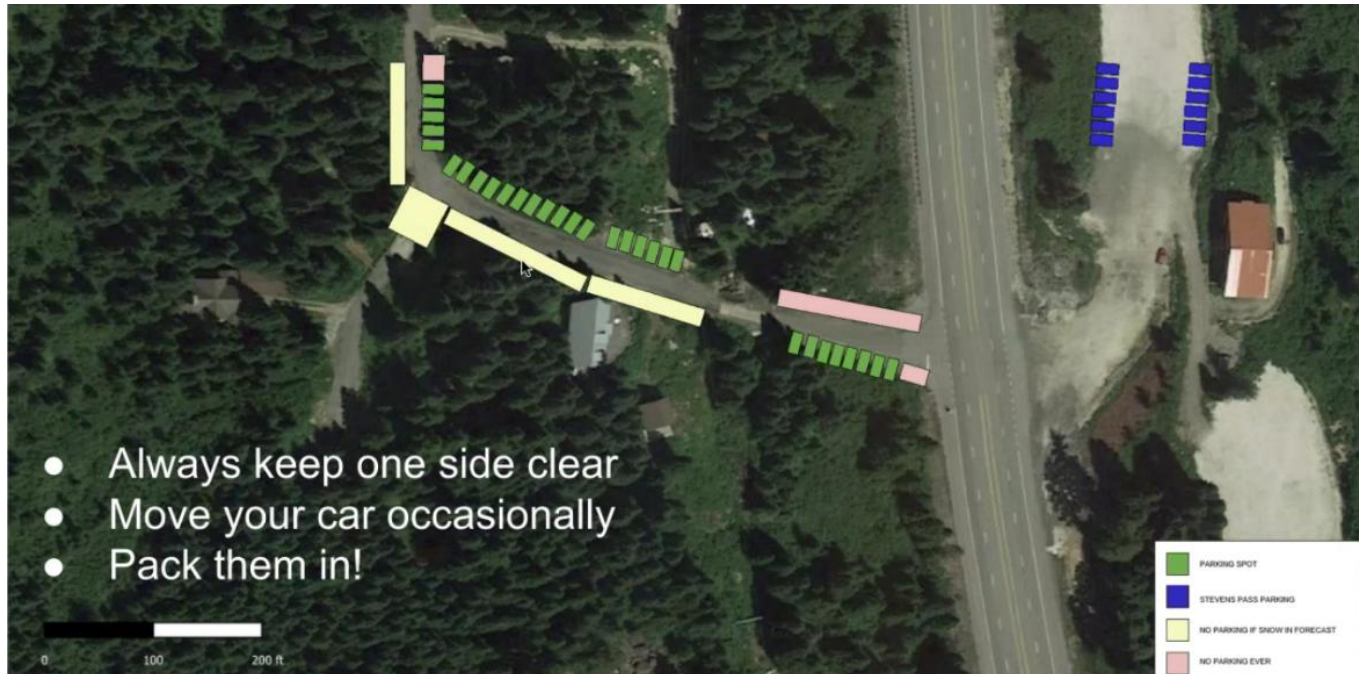
- Will be validating attendees and voting eligibility throughout meeting.
 - Requested updates to owner contact information; several emails previously bounced when sending invites.
 - Encouraged owners of undeveloped lots to provide their contact details so they can be included
 - Voting will occur at end of meeting via online ballot link
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3. Operations Update

3.1 Snow Removal / Parking

Speaker: *Nick*

- Skid-steer operations now shared among more trained volunteers, easing workload vs. prior years.
- Updated parking map presented. Major change: vehicles now park on the opposite side of the road thanks to increased road width from tree clearing by the sewer district
- Key snow-removal rule reinforced: **never park directly across from another vehicle** to allow snow-blowing access.



3.2 Water System Infrastructure

Speaker: *Nick & Others*

- Found and replaced components of the long-lost “Hosford Waterbox.” Installed new valve boxes
 - Plan: Replace 2–3 valve boxes per year based on budget/prioritization.
 - Recent leaks:
 - Summer leak (2024) and winter leak (Jan 2025) traced to frozen cabins. Owners reminded to **turn off water** when away.
 - Blue marker poles on water boxes greatly improved winter access. Please make sure your blue pole stays up after snow starts falling
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3.3 Security

Speaker: *Nick*

- Upgraded cameras installed; now reliably capturing license plates at the pump house
 - Need signage indicating video surveillance. Volunteers requested to help design sign.
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3.4 Pump House Electrical Upgrades

Speaker: *Nick*

- Installed both 240V and 120V outlets; future use includes block heater for skid steer and possible emergency EV charging.
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4. Division 3 — Land Use & Enforcement Update

Speaker: *Brett*

4.1 Status of Clearing & Building Activity

- **No building permits** have been issued by the county. Therefore, clearing trees/land without a buildable lot remains a covenant violation.
- Three lots had unapproved activity in summer 2024:
 - One owner responded, admitted wrongdoing, and plans to sell. No remediation required.
 - Two others non-responsive; legal action likely necessary to maintain covenant enforceability.

4.2 Legal Strategy

- New litigator recommends **administrative injunction** rather than full lawsuit—lower cost (~\$15k) and clarifies enforceability

4.3 Intent of Covenants

- HOAs purpose is to **enforce CC&Rs** and preserve Yodelin as a community of mountain cabins, not unpermitted structures or RV sites.
 - Water system connections: Built historically for **buildable lots only**. Unbuildable lots currently **cannot** receive hookups based on water rights. Future hookups may also require major water system expansion as well.
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5. Reserve Study Presentation

Speaker: *Nick*

5.1 Purpose of Reserve Study

- First formal reserve study completed (required for POAs/HOAs above certain revenue threshold).
- Determines long-term asset replacement needs and recommended savings to prepare for those future replacements.

5.2 Accounts Separation

- Going forward: **Two operating accounts** (General & Water) and **two reserve accounts** (General & Water).
- Needed to avoid fund commingling and improve transparency.

5.3 Findings

General (Snow / Equipment) Reserve

- Healthy position: skid steer reserve contributions on track.

Water System Reserve

- Currently ~\$100k saved but **~\$600k underfunded** versus expected needs.
- Main driver is aged water mains installed ~1965–1970; estimated replacement in ~18 years, but uncertainty remains.

5.4 Funding Options (Presented for Straw Poll Vote)

1. **Catch Up Fully** – Raise dues to meet recommended savings (\$700–\$900/yr increase for water-connected cabins).
 2. **Pay-As-You-Go** – No reserve savings; future owners pay special assessment (~\$20,000 each).
 3. **Middle Ground** – Moderate increase (\$300–\$500/year).
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6. Financial Report & 2025 Budget

Speaker: *John (Treasurer)*

2024 Review

- Inflation drove increases in utilities, insurance, and property taxes.
- Security camera purchase and storage container counted as capital expenditures.
- Water system management includes monthly retainer and leak repairs.

2025 Budget Plans

- **Dues remain unchanged** (General \$725 / Water \$325).
- Litigation budget significantly increased (~\$15k) based on Division 3 enforcement needs.

- Water operating budget stable.
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7. Board Elections

Seats up for election: **Jeff Wilson** and **John Rider**.

Nominee added: **Jamie Coates Robertson**.

Candidate statements were heard from all three candidates (John Rider, Jeff Wilson, and Jamie Robertson)

Voting: Was conducted online at end of meeting (1 vote per member).

- 33 ballots received
- **Results**
 - **Approval of minutes: Approved.** 33 Yes, 2 Abstain
 - **Budget approval: Approved.** 31 yes, 2 Abstain
 - **Board member elections: Jamie Robertson and Jeff Wilson were elected**
 - Jamie Robertson: 25 votes
 - Jeff Wilson: 27 votes
 - John Rider: 11 votes
 - Advisory vote: What is your preference for how yodelin funds its water system reserve fund shortfall?
 - A combination of both approaches: 17 votes
 - Increase dues now and collect over time: 14 votes
 - One time raise / special assessment when needed: 2 votes

8. Open Discussion & Q&A Highlights

Topics included:

- Clarification of Division 3 covenant intent vs. county zoning
 - Fire district coverage challenges and impacts on insurance.
 - Water system pressure issues, isolation valve improvements, leak causes.
 - Parking logistics, signage, and snow-plowing cooperation.
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9. Adjournment

Meeting concluded after final questions; ballot to remain open for an additional hour.

Action Items Summary

Item	Owner(s)
Install video-surveillance signage	Volunteer needed
Continue Division 3 legal follow-up (administrative injunction)	Board & Counsel
Continue annual valve box replacements	Water Manager & Volunteers
Update parking map and signage	Board / Snow team
Explore fire district affiliation options	John Rider & others
Investigate remote-operable isolation valves	Volunteer engineer