

Yodelin 2025

Annual Meeting



Roll Call & Quorum

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



Proof of Notice

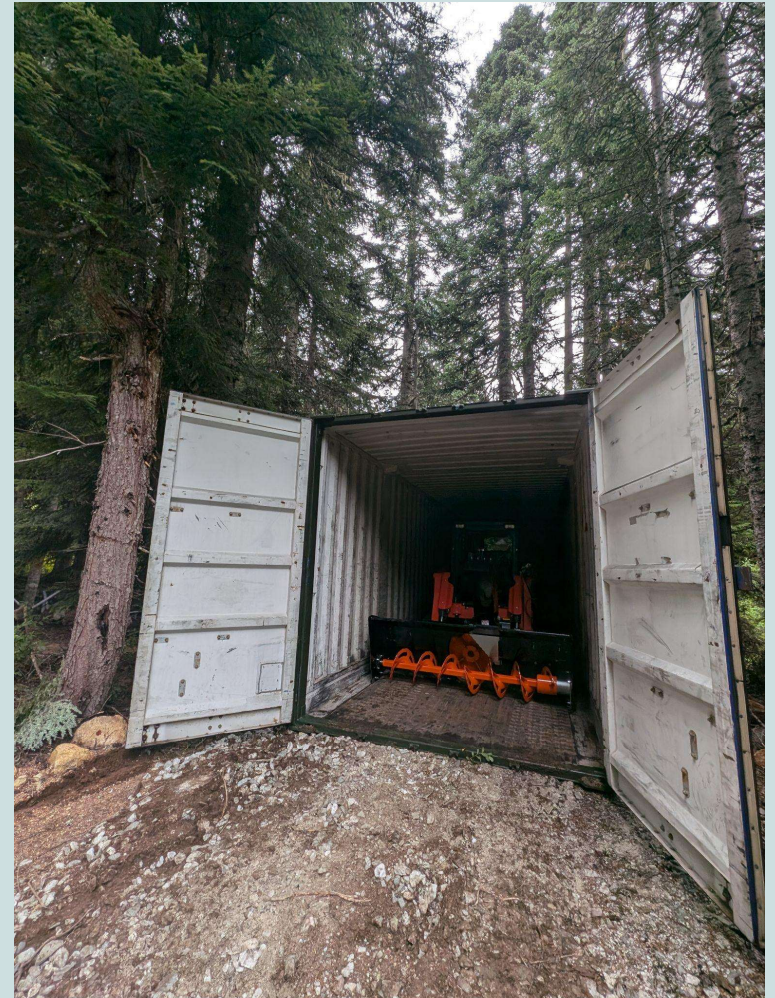
- Notice sent to all lot registered addresses & mailing list

Preceding Minutes

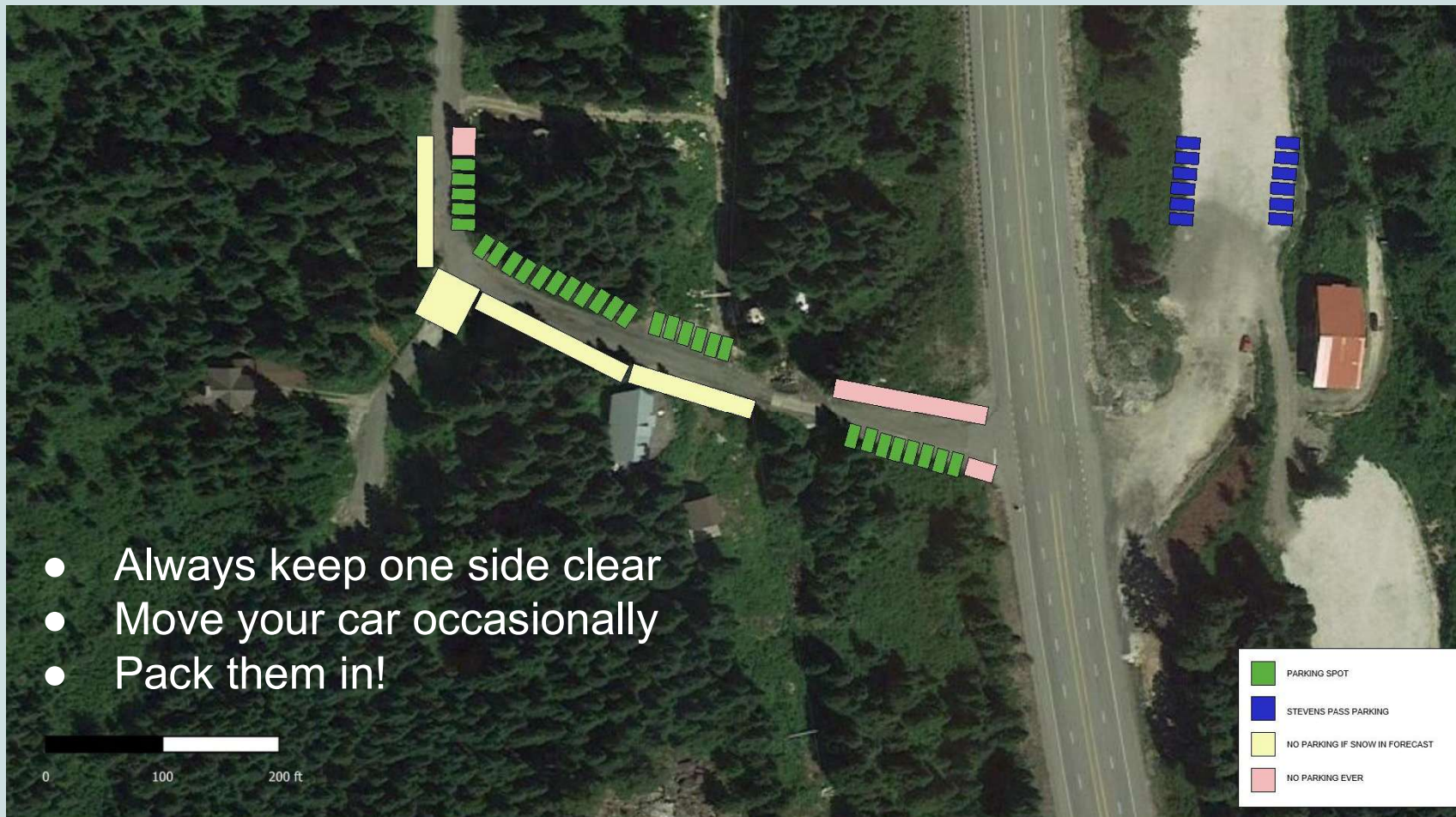
- Found at <https://yodelin.org/meeting>

Plowing Update

- Trained three new drivers this year: Brett, Bob and Ken
- We took one week shifts, which made it very manageable
- Acquired a container for securely storing machine and accessories in off season



Snow



Water Updates

- Found long forgotten Hosford water box when it sprang a leak
- Two other boxes upgraded to new standards
- Plan is to continue replacing 2-3 water shut off boxes per year until all have been upgraded



Winter Leak

Two cabins ended up having leaks due to freezing temperatures

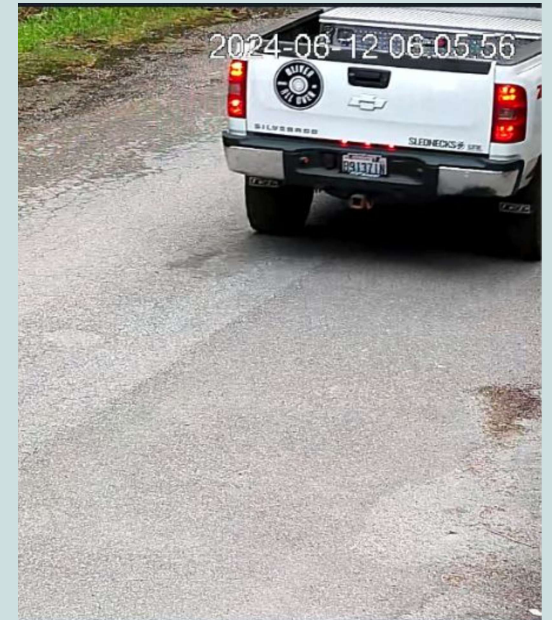
Lessons Learned

- Always turn off your water
- Inspect your cabin when there's a community leak
- Blue markers were a big help in digging up all shutoffs, make sure to keep them above snow!



Security

- New camera system installed
- Reliably records license plates on all vehicles entering and leaving, even at night
- Still need a sign to help on deterrence side



Exterior Outlets

- We installed an exterior 240V 14-50 outlet and a 120V GFCI outlets at the pump house
- Thus far unused but we plan on installing a block heater in the skid steer next year
- If someone wants to donate an EV charger for emergency use we can store it in pump house



Division 3 Building

- No building permits have been granted
- Clearing and building activity on lots deemed "unbuildable"
- Cease and desist letters were sent
- Development continued on one lot, foundation has been poured

Our legal counsel advises we take legal action and are optimistic of our case

Cost is estimated to be \$15,000 for initial engagement.



POA Position on Division 3 Building

- We support development if properly permitted
- Covenants only allow development for permitted single family residences
- Chelan County has not issued building permits due to avalanche danger, but if they do, POA will not stand in the way of development
- We do not currently have water rights to grant water hookups to lots currently deemed "unbuildable", but wells are still an option. Could possibly change in the future.



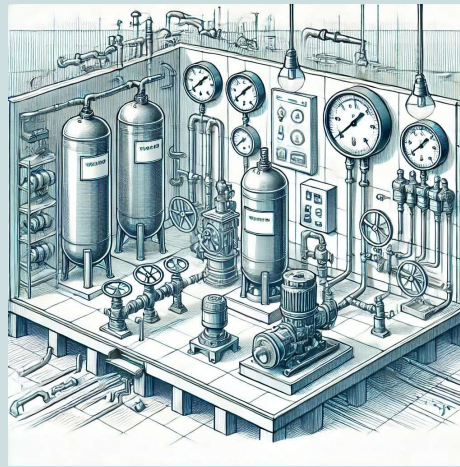
Water & General Finances

Moving forward we are completely separating "Water" & "Common" finances



Common

Skidsteer, liability insurance, security, legal and other general POA expenses



Water

Pump house, reservoir, well, water distribution system, property insurance

Reserve Study

A **Reserve Study** is a financial planning tool that helps ensure the long-term stability of our community by:

Assessing Future Costs – Identifies major repairs and replacements needed for community assets (water system & skid steer in our case)

Establishing a Funding Plan – Determines how much should be set aside annually to cover these costs, reducing the risk of large, unexpected special assessments.

Promoting Financial Stability – Helps ensure that funds are available when needed, protecting all members from financial strain.

Supporting Fair & Predictable Contributions – Ensures that each homeowner contributes a fair share over time, avoiding sudden increases in dues.

By conducting a Reserve Study, we proactively plan for the future, keeping our community well-maintained and financially secure. A reserve study provides a recommendation, not a requirement.

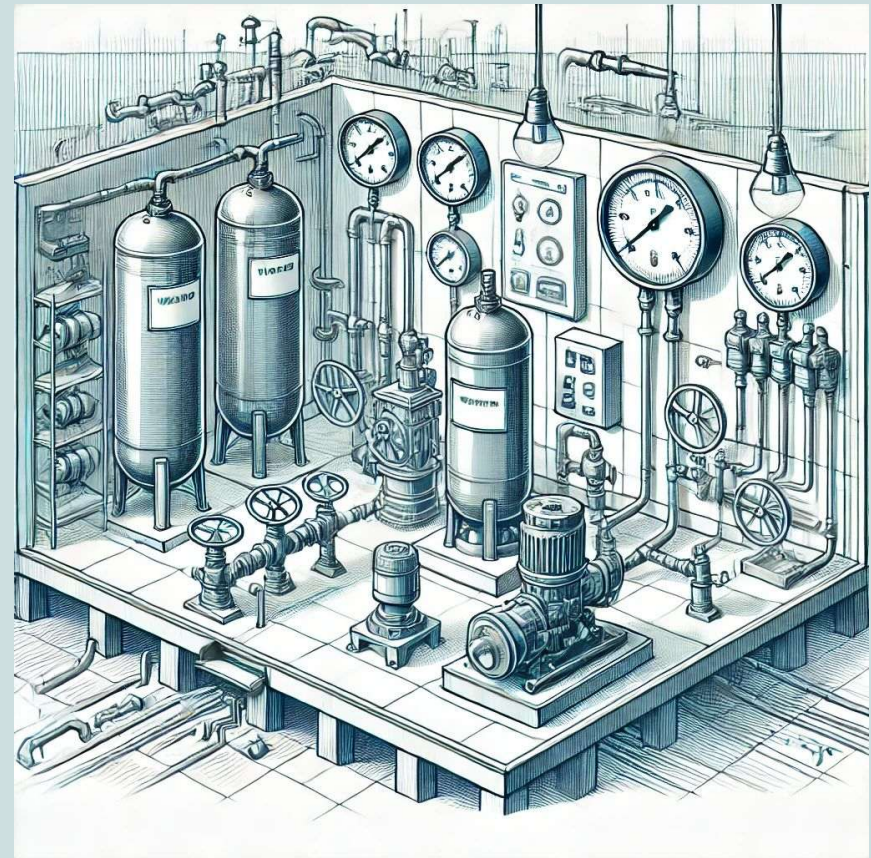
Common Reserve Study

- We are on track here since our equipment is new
- Recommended yearly contribution to our reserve is \$5,625 a year, approximately \$110 per cabin
- Assumes 23 years remaining on the skid steer before replacement, which is realistic



Water Reserve Study

- We have \$100,000 saved, well short of recommended \$729,000
- Largest upcoming cost will be replacing water main: \$850,000. With an estimated 75 year lifespan we have about 18 years left
- True remaining life is unknown, but when we see a rising number of failures on the main or branches, then end of life is near



One Time Raise vs Ongoing Reserve

One Time Raise Scenario

- Each cabin contributes \$18,000 in a single year (plus inflation) when main needs replacement

Pros: higher returns are possible if funds held privately. This can be significant.

Cons: only cabin owners around when replacement is needed pay. All cabin owners need to have cash available on notice.

Ongoing Reserve Scenario

- Each cabin contributes \$1000 a year towards reserve
- (hopefully) no additional funds needed if water main replaced

Pros: owners don't need to plan for large outlay. All who benefit from water system are paying for eventual replacement.

Cons: higher yearly dues

One Time vs Reserve Planning

- The choice is ours, we'd like to hear your preference
- Middle road is an option, but that does mean the potential for a raise in the future
- These are all estimates, nobody knows for sure what future costs will be or when
- We 50 years behind, reserve contributions would be lower once caught up
- Money always stays in the POA



Finance: 2024 Expenses

2024 Combined	Budget	Actual	Under (Over)	Notes
Income				
Deferred Income from 2023	\$ 11,000	\$ 11,000	\$ -	<i>Unspent from 2023 budget</i>
General Dues (49* \$725)	\$ 35,525	\$ 35,525	\$ -	
Water Dues (45 * 325)	\$ 14,625	\$ 14,625	\$ -	
Total Income	\$ 61,150	\$ 61,150	\$ -	
Expenses				
Insurance	\$ 6,700	\$ 7,516	\$ (816)	<i>Liability, Earthquake, D&O</i>
Property Taxes	\$ 100	\$ 124	\$ (24)	
Utilities	\$ 725	\$ 1,121	\$ (396)	<i>Power, Internet</i>
Property Management	\$ 6,000	-	\$ 6,000	<i>Still investigating</i>
Security	\$ 1,200	\$ 959	\$ 241	<i>Cameras, base station</i>
Water System Mgt	\$ 3,000	\$ 3,000	\$ -	<i>\$250/mo @ 12 mos.</i>
Water System Maint	\$ 7,000	\$ 4,879	\$ 2,121	
Snow Removal	\$ 11,500	\$ 4,052	\$ 7,448	<i>Fuel & supplies, maintenance, labor, operator insurance</i>
Snow Capex	\$ 7,500	\$ 6,788	\$ 713	<i>Storage container</i>
Snow Capex Reserve	\$ 6,500	\$ 6,500	\$ -	<i>Snow blower reserve</i>
Legal	\$ 6,000	\$ 6,249	\$ (249)	<i>Annual retainer, misc.</i>
Reserve Study	\$ 3,000	\$ 2,445	\$ 555	<i>WA state requires annual update</i>
Administrative	-	\$ 20	\$ (20)	
Electrical Improvements	-	\$ 1,425	\$ (1,425)	<i>Pumphouse outlet</i>
Total Expenses	\$ 59,225	\$ 45,078	\$ 14,147	
Net Income (Loss)	\$ 1,925	\$ 16,072		

Finance: 2025 Common / General Budget

2025 General	Budget	Notes
Income		
General Dues (50 * \$725)	\$ 36,250	
Total Income	\$ 36,250	
Expenses		
Insurance	\$ 1,950	<i>Liability</i>
Property Taxes	\$ 130	
Utilities	\$ 600	<i>Internet at pump house</i>
Snow Removal	\$ 5,000	<i>Fuel, maintenance for skidsteer</i>
Legal	\$ 21,500	<i>Litigation on division 3 lots</i>
Reserve Study	\$ 850	<i>Yearly expense going forward</i>
Administrative	\$ 100	
Total Expenses	\$ 30,130	
Net Income (Loss)	\$ 6,120	

Finance: 2025 Water Budget

2025 Water	Budget	Notes
Income		
Water Dues (46 * \$325)	\$ 14,950	
Total Income	\$ 14,950	
Expenses		
Water System Mgt	\$ 3,000	
Water System Maintenance	\$ 5,000	
Insurance	\$ 5,950	<i>Property Insurance</i>
Utilities	\$ 650	<i>Electricity at pump house</i>
Total Expenses	\$ 14,600	
Net Income (Loss)	\$ 350	

Finance: Balances as of February 24th

Account	Balance
General Reserve	\$6,500
General Operating	\$44,778
Water Reserve	\$100,000
Water Operating	\$14,660



Nomination of Board Members

- 2 Seats up for re-election
 - Jeff Wilson (member at large)
 - Jon Ryder (member at large)
- Nic will be stepping down next year
- New board energy is needed! Come help!

