

Yodelin 2026

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>

Agenda

- Public comment period (15min)
- Transparency rules for HOA boards
- Plowing
- Water
- Unpermitted Building
- Reserve Approach
- 2025 Finances
- 2026 Budget
- Elections
- Firewise Discussion
- Q&A



Washington Uniform Common Interest Ownership Act (WUCIOA)

All homeowner associations now subject to RCW 64.90.445 which includes transparency requirements limiting how our board is allowed to collaborate and handle issues:

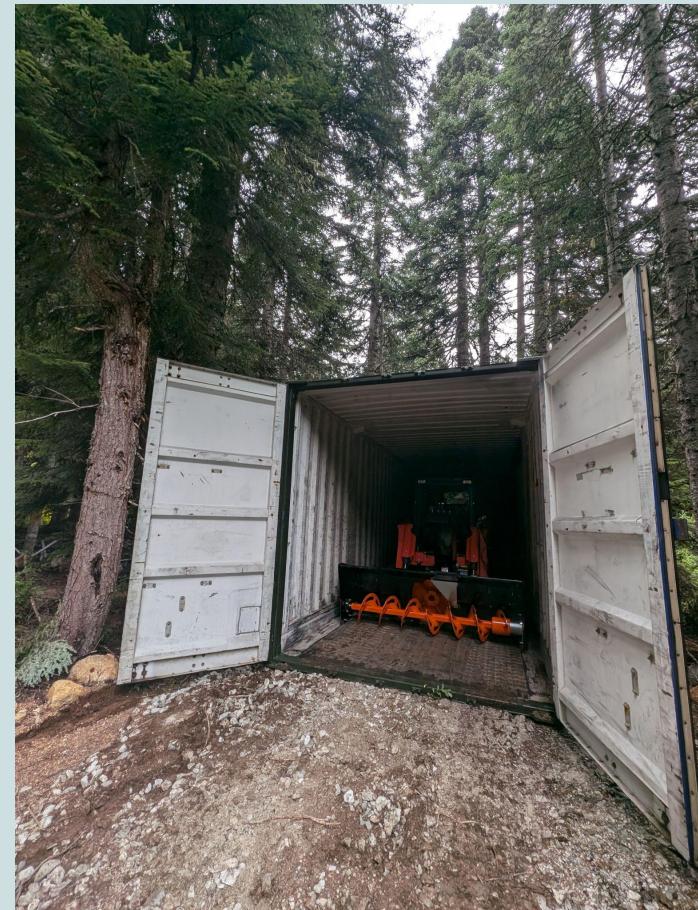
- Most board deliberation must now occur in noticed, open meetings
 - Exceptions for “ministerial” tasks, implementation of prior decisions, and items subject to owner ratification
 - Executive sessions permitted for confidential discussions but only when part of a regular meeting’s agenda
 - Now generally prohibited for >2 board members to discuss hoa business outside meetings
- Meetings must be open to all owners
 - 14 days’ notice is required for all regular board meetings
 - 7 days’ notice allowed only for urgent/emergency meetings
- Public comment periods required at beginning of all meetings
- New board may mail a meeting schedule for entire year
 - Owners don’t need to attend but are most welcome to join and listen



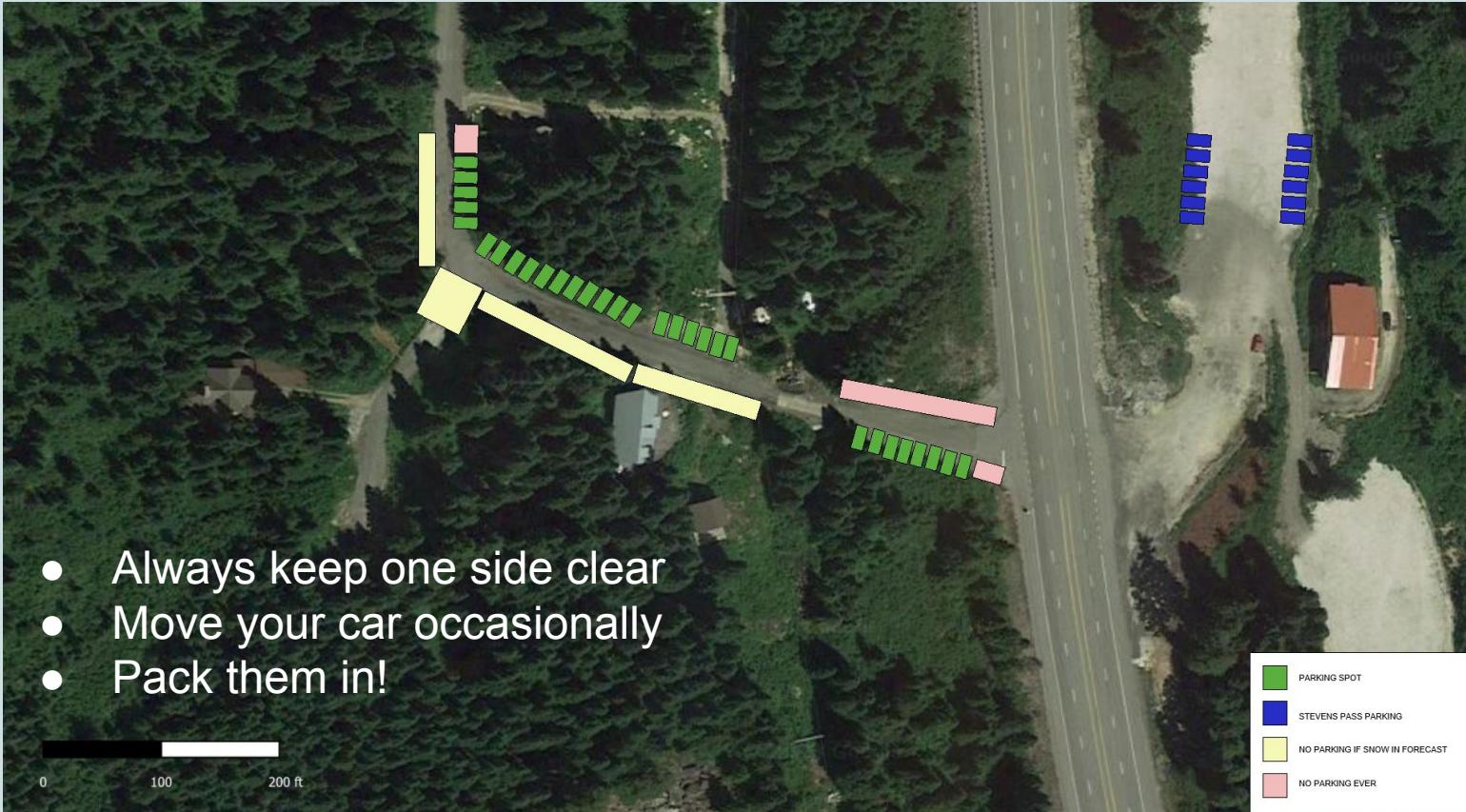
Plowing Update

- One new driver brought on: Jeff Massey
- Your drivers are now:
 - Jeff Wilson, Jeff Massey, Bob Burton, Brett Belka, Nic Pottier and Ken Colwell
- Machine was serviced this year, we added a block heater for cold spells
- some issues with blower that we are still tracking down
- Container was reinforced for heavy snow loads

Big thanks to **Bob Burton** who is doing a ton of plowing for us this year and **Jeff Wilson** for being the plowing czar!



Winter Parking



Water Updates

- We did a lot of planned maintenance: new water boxes and shutoffs installed, pressure tank replaced, pressure reducer maintenance
- Passed our five year Department of Health inspection
- Fall came with a lot of leaks, two in the mains at saddles, one in division two and another in division three. Big thanks to all that helped, **Ed Burns** and **Zach Eagle** especially.
- Currently still have an issue with our reservoir sensor we are tracking down.



New Water Operator

Larry Peterson can no longer manage our system and gave us notice at end of 2025.

Larry helped us identify and bring on a new operator, Terry Leber, as his replacement. Terry started January 1st.



Building on county-designated unbuildable lots

- No new unpermitted building took place in 2025 after our cease and desist letters went out
- Currently in a holding pattern, no need for further action if they are in compliance per the advice of legal council
- Have engaged a litigation attorney and are poised for action, should the need arise
- Keeping funds on hand in case we need to take further legal action.



POA Position on Building on unbuildable lots

- We support development if properly permitted
- Covenants only allow development for permitted single family residences of a minimum size
- Clearing can only be done as is necessary to construction
- “Construction” is a noun referring to the actual structure, not the act of constructing
- Chelan County has not issued building permits due to avalanche danger, but if they do, POA will not stand in the way of development



County-designated unbuildable lots and water rights

- The association does not currently have water rights to grant water hookups to lots currently designated "unbuildable"
- The process to obtain rights to allow hookup for these lots would be arduous (took ~10 years last time) but could be possible
- Private wells are still an option



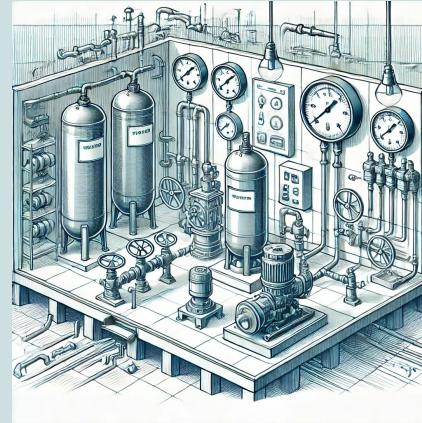
Water & General Finances

We have separated "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.

Reserve Funding Approach

- Feedback from last year was to take a balanced approach on funding reserve study. Some paid up front but with the possibility of special assessments.
- We are adopting the "Baseline Funding Model" in our reserve study to accomplish that.



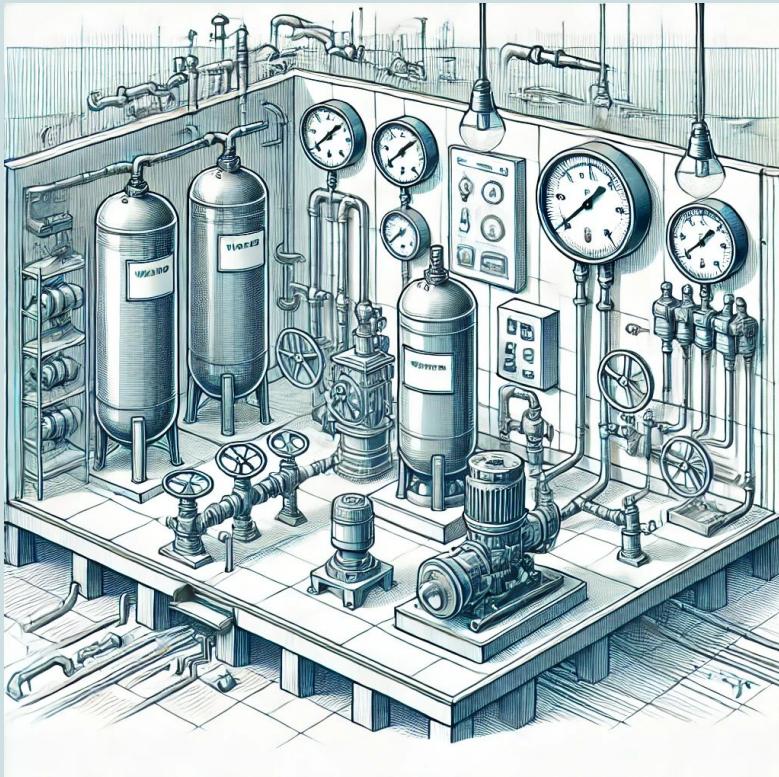
Common Reserve Study

- Current reserve balance is \$12,502
- We are relatively good shape here because our equipment is new
- We are contributing \$5,515 in 2026 per reserve study recommendation



Water Reserve Study

- Current balance is \$99,333, down from end of 2024 due to repairs and leaks this year
- We are contributing \$45,175 in 2026 per reserve study recommendation



Finance: 2025 General Expenses

2025 General (Dec 15)	Budget	Actual	Under (Over)	Notes
Income				
General Dues (50 * \$725)	\$ 36,250	\$ 36,250	\$ -	
Total Income	\$ 36,250	\$ 36,250	\$ -	
Expenses				
Insurance	\$ 1,950	\$ 1,389	\$ 561	<i>Liability, Earthquake, D&O</i>
Property Taxes	\$ 65	\$ 195	\$ (130)	
Utilities	\$ 600	\$ 600	\$ -	<i>Internet (includes \$50 estimate for year end)</i>
Snow Removal	\$ 5,000	\$ 5,892	\$ (892)	<i>Fuel & supplies, maintenance, labor, operator insurance</i>
Legal	\$ 21,500	\$ 3,015	\$ 18,485	<i>Legal defense, underspent because building activity stopped</i>
Reserve Study	\$ 850	\$ 1,228	\$ (378)	<i>WA state requires annual update</i>
Administrative	\$ 100	\$ 500	\$ (400)	<i>Mailings (includes \$250 estimate for year end)</i>
Reserve Funding	\$ -	\$ 6,000	\$ (6,000)	<i>Funding of general reserve fund</i>
Total Expenses	\$ 30,065	\$ 18,819	\$ 11,246	
Net Income (Loss)	\$ 6,185	\$ 17,431		

Finance: 2025 Water Expenses

2025 Water (Dec 15)	Budget	Actual	Under (Over)	Notes
Income				
General Dues (46 * \$325)	\$ 14,950	\$ 14,950	\$ -	
Water System Income	\$ -	\$ 16,249	\$ 16,249	<i>New water hookup and box</i>
Transfer from reserve	\$ -	\$ 2,000	\$ 2,000	<i>Transfer from water reserve to cover repairs</i>
Total Income	\$ 14,950	\$ 33,199	\$ 18,249	
Expenses				
Water System Management	\$ 3,000	\$ 3,699	\$ (699)	<i>Water System Operator</i>
Water System Improvements	\$ 5,000	\$ 22,684	\$ (17,684)	<i>Repairs</i>
Insurance (Earthquake)	\$ 1,450	\$ 1,556	\$ (106)	
Insurance (Property)	\$ 4,500	\$ 4,625	\$ (125)	
Property Taxes (Water Lot)	\$ 65	\$ 74	\$ (9)	
Utilities (Power)	\$ 650	\$ 700	\$ (50)	<i>(includes \$60 estimate for year end)</i>
Total Expenses	\$ 14,665	\$ 33,338	\$ (18,673)	
Net Income (Loss)	\$ 285	\$ (139)		

Finance: 2026 General Budget

2026 General Budget	Budget	Notes
Income		
General Dues (50 * \$350)	\$ 17,500	
Deferred Income	\$ 5,515	<i>From general operating balance</i>
Total Income	\$ 23,015	
Expenses		
Insurance (D&O)	\$ 1,500	<i>8% increase</i>
Property Taxes	\$ 205	<i>5% increase</i>
Utilities (Internet)	\$ 600	
Snow Removal	\$ 6,000	<i>Fuel, maintenance for skidsteer</i>
Legal	\$ 5,500	<i>Legal retainer</i>
Reserve Study	\$ 1,227	<i>Yearly expense going forward</i>
Administrative	\$ 300	<i>Annual Mailings</i>
Reserve Funding	\$ 5,515	<i>Annual Contribution for baseline funding model</i>
Total Expenses	\$ 20,847	
Net Income (Loss)	\$ 2,168	

Finance: 2026 Water Budget

2026 Water Budget	Budget	Notes
Income		
Water Dues (47 * \$1350)	\$ 63,450	
Total Income	\$ 63,450	
Expenses		
Water System Mgt	\$ 5,000	<i>12 mo x \$400/mo + 12 mos x \$50 testing</i>
Water System Maintenance	\$ 5,000	<i>Repairs</i>
Insurance (Earthquake)	\$ 1,634	<i>5% increase</i>
Insurance (Property)	\$ 4,860	<i>5% increase</i>
Property Taxes (Water Lot)	\$ 77	<i>5% increase</i>
Utilities (Power)	\$ 672	<i>5% increase</i>
Reserve Funding	\$ 45,175	<i>Annual contribution for baseline funding model</i>
Total Expenses	\$ 62,418	
Net Income (Loss)	\$ 1,032	

Finance: Balances as of December 15th 2025

Account	Balance
General Reserve	\$12,502
General Operating	\$25,774
Water Reserve	\$99,333
Water Operating	\$2,669



Nomination of Board Members

- 4 Seats up for election
 - Curtis Johnson (current Secretary)
 - Brett Belka (current Vice President)
 - John Knopf (current Treasurer)
 - Nic Pottier (stepping down)
- New energy is great, step up if you have it!



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
 - Proxy designations require notification in writing per our bylaws. None have been received so far for 2026



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