

Yodelin Property Owners Association (POA)

Annual Meeting & 2026 Budget Ratification

Date: January 7, 2026

Format: Virtual Meeting

Duration: 1 hour 47 minutes

Minutes approval status: Unapproved draft

1. Call to Order & Introductions

Presenter: Nic Pottier (President)

- Opened the meeting and welcomed attendees.
- Reviewed the planned agenda

Quorum Verification: Curtis Johnson (Secretary)

- Confirmed that attendance appeared sufficient for quorum based on the ~30 owners present.
- Stated he would verify participant names against official records during the meeting.

2. Public Comment Period (15 minutes)

Facilitator: Nic Pottier

Comments & Questions

- **Jen Detmer:** Asked about timing of annual dues notifications.
 - **Response (Nic):** Dues notices are sent after the budget is ratified during this meeting.
- **Jon Rider:** Asked if dues amounts might change after he prepaid.
 - **Response (Nic):** Very unlikely the budget will change.
- **Beth Pitt:** Asked whether dues being paid are for 2025 or 2026.
 - **Response (Nic):** Dues are prepaid for the **2026 fiscal year**.
- **Loren Ford:** Asked whether the displayed Yodelin logo was new.
 - **Response (Nic):** It was AI-generated a few years ago; not official.
 - Multiple owners expressed interest in merchandise

3. HOA Legal Compliance Update (RCW 64.90)

Presenter: Curtis Johnson (Secretary)

Curtis explained the major changes now required under the updated Washington State Common Interest Ownership Act:

- Board deliberations must occur **only in properly noticed, open board meetings**.
- **Two week mailed notice** to all owners is mandatory for any nonemergency meeting.
- **Emergency meetings** may use a 7-day notice.
- Email communication between more than two board members is now restricted if related to board business.
- Boards may consider adopting **standing recurring meetings** to simplify compliance. This way one mailing can cover all regularly scheduled meetings for the year and one-offs would only be needed for emergencies.

Questions

- **Jamie Coates-Robertson:** Asked if annual “preset calendars” count as legal notice.
 - **Curtis:** Yes—pre-scheduled recurring meetings satisfy notice requirements.
- **Jonathan Lau:** Asked whether small emergency repairs fall under the new rules.
 - **Curtis & Nic:** Most water emergencies handled by the operator/volunteers do **not** require board decisions; minor or pre-authorized actions are exempt.

4. Plowing & Parking Operations

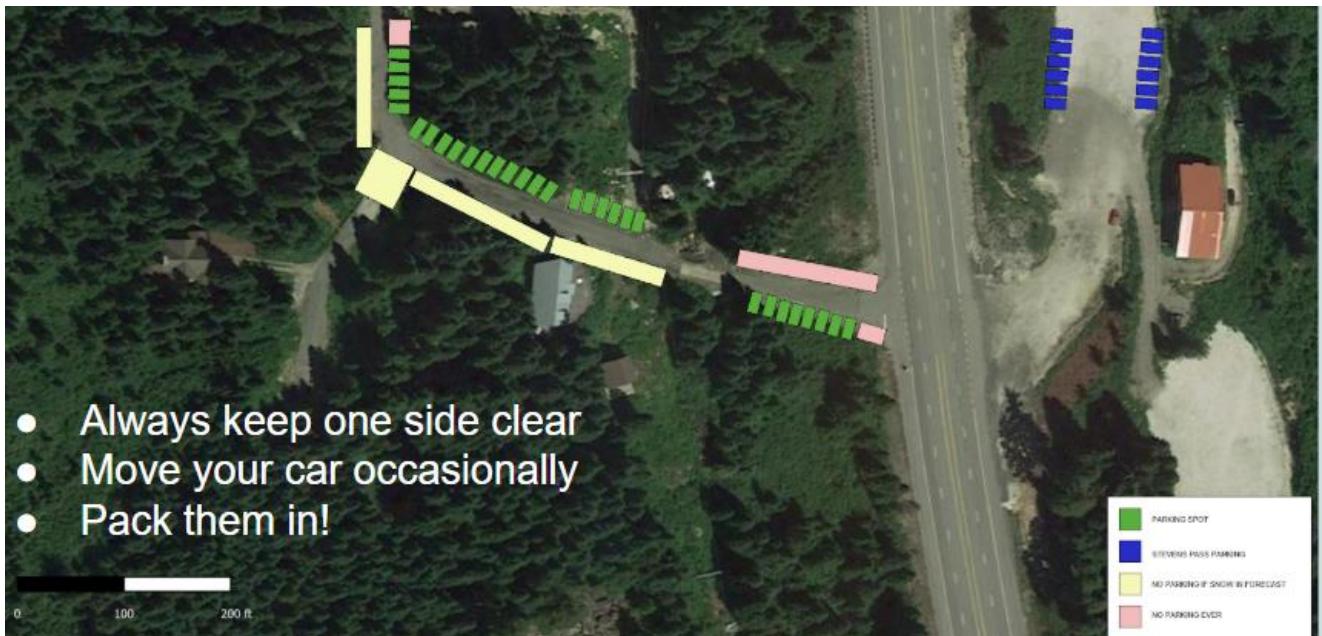
Presenter: Nic Pottier

Plow Driver Team: Jeff Wilson, Jeff Massey, Bob Burton, Brett Belka, Ken Colwell, Nic Pottier

Recent Updates

- Skid steer maintenance completed; block heater installed.
- Container roof reinforced due to prior snow-load deformation.
- Snowblower power-loss issue under investigation.

Parking Reminders: reviewed latest map and rules for parking during winter season



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

Questions

- John Knopf:** Mentioned water damage issues with the Stevens Pass overflow lot and questioned if it will be usable.
- Jonathan Lau:** Reported Stevens staff turning visitors away.
- Bob Burton:** Reported ski area employees parking in Yodelin's lot.
 - Nic:** Will follow up with Stevens Pass operations.
- David Vintertun:** Asked about receiving text notifications for plowing.
 - Nic:** Historically not effective; residents should assume plowing anytime it is snowing.
- Bob Burton:** Warned that cars must leave sufficient roadway width for the skid steer. He mentioned he needs over 8 feet of clearance.

5. Water System Report

Presenter: Nic Pottier

Completed Work

- Replaced ~7 water boxes and valves.
- Replaced a Division 3 pressure tank; serviced pressure reducer.
- Passed 5 year Department of Health inspection.

Fall Water Leaks

- Division 3 leak found early.
- Division 2 leak required gas based leak detection by a specialty contractor.

Reservoir Sensor Issue

- Occasional false “empty” readings cause pumps to shut off.
- Temporary fix: power cycle.
- Community member **Kyle Jeffries** assisting with diagnostics.

Operator Transition

- Larry Peterson** stepped down.
- Terry Leber** (Plain, WA) hired as new operator.

Questions

- None significant beyond project updates.

6. Building Restrictions, CC&Rs, and Lot Clearing Enforcement

Presenter: Brett Belka (Vice President)

Key Points

- CC&Rs allow clearing *only as necessary for construction of a permitted structure*.
- Off grid, unpermitted building attempts have triggered **cease-and-desist letters**.
- Some violations have ceased; one property sold.
- Litigation attorney retained but no active case

Water Rights Context

- Yodelin does **not** have water rights for historically unbuildable lots.

- Expanding rights is possible but extremely slow (10–20 years historically).

7. Reserve Study & Long-Term Asset Planning

Presenter: Nic Pottier

Reviewed purpose of reserve studies

Funding Strategy

- Aiming for ~50% **funding level** of future needs based on community feedback last year
- Currently behind on water reserves, so contributing more aggressively.

Current Balances

- **Common Reserve:** ~\$12,500
- **Water Reserve:** ~\$99,000

8. Treasurer's Report & Review of 2026 Budget

Presenter: John Knopf (Treasurer)

Reviewed 2025 expenditures and 2026 proposed budget for approval

Dues for 2026

- **General Dues:** \$350
- **Water Dues:** \$1,350
- **Total (for water-connected cabins):** \$1,700

Payment Info

- Zelle preferred; checks also accepted.
- **Payment deadline:** January 31, 2026

Questions

- **Dan Hogan:** Asked about due dates — *Jan 31*.
- **Sarah Nelson:** Asked if Zelle instructions would be shared — yes.
- **Jon Rider:** Confirmed Zelle is still accepted — yes.

9. Board Elections

Facilitator: Nic Pottier

Ballot Preparation: Curtis Johnson

Seats Up for Election

- Brett Belka
- John Knopf
- Nic Pottier (stepping down)
- Curtis Johnson (stepping down but will still help with website, teams site, etc)

Candidates

- Brett Belka
- John Knopf
- **Dan Hogan**
- **Zach Eagle**

Results

- 31 votes cast
- Results:
 - All candidates approved unanimously
 - 2026 budget approved (31 votes yes)
 - 2025 annual meeting minutes approved (31 votes yes)
- New board membership effective in February per association bylaws. New Board for 2026 is as follows: Brett Belka, John Knopf, Jamie Coates-Robertson, Jeff Wilson, Dan Hogan, Zach Eagle

10. Firewise & Wildfire Risk Presentation

Guest Presenter: Kris King, Lake Wenatchee Fire & Rescue

Topics Covered

- Wildfire response priorities focus on **evacuation**, not structure defense.
- Yodelin lacks large safety zones; defensible space is owner responsibility.
- Recommended:
 - Fuel reduction around homes
 - $\frac{1}{8}$ -inch metal mesh on vents

- Metal siding near ground level. She mentioned 6 or 8 inches tall for metal siding
- Enclosing decks
- Storing firewood **30 ft** away or fully enclosed
- Firewise USA program and micro-grants still available.
- Insurance market remains unstable; best defense is documenting community mitigation work.

Q&A

- **Jamie Coates-Robertson:** Asked about firewood placement → 30 ft away or enclosed.
- **Curtis Johnson:** Asked about mesh size → $\frac{1}{8}$ -inch metal mesh.
- **John Knopf:** Asked about improving insurance attractiveness → document mitigation efforts.
- **Jon Rider / Jamie / Dan:** Asked about joining a fire district → complicated by county boundaries; historically rejected; LWFR open to consultation.

11. Additional Community Items

- **Sarah Nelson (Div 2 Lot 13):** Announced intent to sell her cabin; offered contact info to help bring in a community-minded buyer.

12. Adjournment

Facilitator: *Nic Pottier*