

Yoakum Run Homeowners' Association

Annual Members' Meeting – In Person and Virtually Timberline Mountain Lodge and Zoom 10:00 - 11:30 AM, 16 July 2022

Robert Foster (RF), President, called the meeting to order at 10:23 AM.

Executive Board (EB) Directors present: Robert Foster (RF), President; Diane Kaufman (VP); Greenleaf H. "Chris" Smith (GS), Secretary/Treasurer; Tom Price (TP), At-Large; Carl Faller (CF), At-Large).

Members present: Andy Heisey, Sue Heisey, Carl Faller (2 lots), Ralph and Abby Borrer (2 lots), Barbara Foster, Robbie Kaufman, Susan and Carey Butler, Sharon Sabo and John Sencindiver, John and Holly Plunkett, Teresa and Cliff Essig, Rick Igal and son Connor.

Members virtually present via Zoom: Susan Smith, Fred Langsam and Tyson Hermes.

Credentials report: Barb Foster reported that 18 members were present (including online) – representing 12 Families and 18 lots. GS had received 4 proxies representing 5 votes, for a total of 23 votes. Hence a quorum was established.

Introduction of Members and Executive Board: RF extended a welcome to all members present in person and via Zoom and noted that it had been an exciting year.

President's Remarks: BF reminded members that the meeting was a members' meeting and not an EB meeting. BF reviewed the goals that had been set by the EB last year, which were:

- Have the ByLaws and PC&Rs rewritten by Steve Prunty, SME for WV on HOA law. The rewrite is still in process. GS will discuss the status of the rewrite with Prunty on 8/28/2022.
- "Licensed Vehicles only" signed have been purchased and installed.
- Bring the Reserve Account and Operating Accounts to full strength.

At this point, RF introduced TP, Operations Manager for Timberline Mountain (TM) and a member of the EB.

Tom Price's Remarks: During the last winter season, TM had a positive year. While last winter's weather was not ideal, the improvements from the previous year helped manage the situation. TM is in a growth phase and the improvements helped the terrain keep good snow conditions. Season Pass sales are high. The lodge has a new sprinkler system. TM has added 5,000 feet of water pipe on the slopes so that the total will reach 7,000 feet by the opening of the season. TM is adding 25 new snow guns and realigning others. TM is making improvements to the pumping system, so that the main ski runs will be able to open from the beginning of the season. With regard to rentals, TM is buying 250 pairs of new snowboarding boots, 300 pairs of rental skis (focussed on shorter skis for beginners); is adding a second magic carpet to the beginner area, and adding a loading carpet for the quad lift. There is new software for the hotel, and TM is researching a software app for use in the ski area. TM is in the process of purchasing the Swiss Owl general store which will reopen. TM is considering adding summer and fall activities, but skiing will remain the priority. Sue Butler asked about stairs leading from the parking lot to the lift area. TP responded that the issue is being addressed and TM will do something in the short term to at least make the lift area more accessible. TM will be installing lights for night-skiing mid-mountain down. TM wants to light the slope(s) (Salamander) from the top after it is cleared with the Forest Service. In response to a question, YRHOA residents can use the shuttle bus service along Timberline Road.

Adoption of the Agenda: The Agenda was reviewed with additions and adopted.

John Plunkett asked about the spring melt and run-off. TP responded that TM is capturing 95% of the run-off to the snowmaking ponds. It does not appear that there are excessive amounts of spring or other storm water flowing through the HOA area.

Andy Heisey asked if TM had considered having entertaining at the Lodge during the day for skiers who were relaxing and non-skiers. TP responded that there are bands engaged for the winter to provide live music, but the schedule is still to be determined. TP noted that TM is considering mobile food ordering where visitors to the valley can order food from the Lodge and then do curbside pickup. With regard to Andy's question regarding partnering with the Canaan Valley State Park, TP responded that TM participates in Art Spring Festival and is considering hosting other events. Andy asked about bike and pedestrian lanes along Timberline Road and other roads, to which TP responded that it is a complicated issue due to the Refuge and feasibility of widening the footprint of the road.

BF briefly mentioned the Dark Skies Initiative reminding homeowners to point outside lights downward and consider turning them off whenever possible.

Finances: GS gave the financial report, copies of which were sent via email to all members. He covered the checkbook, noting that some expenses would be increasing in the coming year. He has obtained a corporate credit card in the name of YRHOA to assist in paying necessary transactions. He noted that there are a number of Annual Assessments for FY 2022 - 2023 that have not been received. Abby Borrer moved that the report be accepted. Theresa Essig seconded the motion. The motion passed.

Old Business: None.

New Business:

DK asked about the CVPSD Water System, to which the response was that CVPSD has received a grant for improvements.

RF noted for the membership that St George Medical Clinic is opening a facility on the former Landis Realty property. They will have x-ray capability and some pharmaceutical dispensing.

Andy Heisey asked if there will be additional slopes added to Timberline. TP responded that the undeveloped acreage faces the wrong direction for ski slopes, so there is no plan to expand.

BF noted that there is a Dark Skies Initiative in the area that encourages property owners and renters to turn outside lights downward or, preferably, off when not needed.

BF reported that the Architectural Review Committee (ARC) has received six applications which, with some adjustments, have been approved.

BF reviewed a letter from Kristine Jordan, homeowner in Old Timberline, about the proposed route of Corridor H (US Rt 48), currently planned to be built between Davis and Thomas which will adversely affect those towns, the coke ovens in Coketown, and portions of Blackwater Falls State Park. She wants YRHOA, along with other HOAs to write to the WV Department of Highways to express our concerns.

Following due consideration, the EB suggests that in order for the YRHOA EB to write a letter to the WV DoH, it would be necessary for YRHOA members to submit their thoughts and proposals regarding the future path of Corridor H. In such a situation, the EB would be guided by the members' majority proposal. Please submit your thoughts and proposals to our email address: yoakumrunhoa@gmail.com. Absent a consensus among members, the EB suggests members draft a personal letter to the WV DoH outlining considerations and proposals. The EB will forward in a separate email to all members Kristine Jordan's letter for their use.

BF reviewed a letter from Herzwoods HOA regarding the placement of brush and trespassing on their property.

BF spoke about the EMS situation in Tucker County now that the annual levy failed to pass. Marilyn Schoenfeld, President of TAI HOA, wants YRHOA to send a letter to Tucker County to fully fund the group. TP is YRHOA's liaison to the group. GS made a motion for RF to write a letter in support of full funding for EMS Services. TP seconded the motion. Motion passed.

Election of Directors: Greenleaf Smith and Carl Faller were elected to two year terms.

Tyson asked about the area's frequent power outages. TP advised that one of the outages was from a car wreck plus tree limbs frequently fall on power lines.

Next Meeting: The next EB meeting is scheduled for 12 October 2022 and will be held virtually via Zoom beginning at 7:30 PM. A Zoom link will be forwarded to all members, who may use the link to participate in the open part of the meeting if desired.

The meeting was adjourned at 11:24 AM.

Following the meeting, a light lunch prepared by Timberline Mountain was offered.



Greenleaf H. Smith
Secretary

Date: 24 July 2022