

Yoakum Run Homeowners' Association

Annual Members' Meeting  
Timberline Mountain Lodge  
10:00 - 11:30 AM, 15 July 2023

Robert Foster, President, called the meeting to order at 10:05 AM.

**Executive Board (EB) Directors present:** Robert Foster(RF), President; Diane Kaufman (DK), Vice President; Greenleaf "Chris" Smith (GS), Secretary; Carl Faller (CF), Treasurer; Tom Price (TP) was unable to attend.

**Members Present:** Barb Foster, Susan Smith, Mary Finnegan, John Sencindiver, Nancy Ayers, Jeff Ayers, Clifford Essig, Teresa Essig, John Plunkett, Holly Plunkett, McGowan, Susan Rubenstein, Bob Rubenstein, Ralph Borrer, Abby Borrer, Andy Heisey, Sue Heisey, Fred Langsam, Stefani Langsam, Carey Butler.

NB: Although a Zoom link was sent on 14 July that members present confirmed that they received, the internet connection to Zoom was weak and members were unable to connect to the proceedings. The EB is looking into how this issue can be resolved.

**Credentials Report:** RF reported that 24 members were present. GS had received 13 proxies and Ted Price 1 Proxy for a total of 37 votes. Hence, a quorum was established.

**Introduction of EB and Members:** RF extended a warm welcome to all members present. RF noted that it was a members' meeting and not a meeting of the EB. BF advised that Tom Price was unfortunately not present because he had to attend to an urgent family matter.

**President's Remarks:** RF advised that he would need to turn the meeting over to VP DK who would continue the meeting. Old Timberline's HOA meeting began at 11:00 AM and he has to attend.

RF reiterated several community issues of interest.

First, the dark skies initiative in the valley requested that homes have outside lights that point downward, and later that lights be shut off at night. That way, the magnificent night sky in the valley and the stars can be seen.

Second, YRHOA has engaged Dave Mollenax to clean up winter limb fall which he does three times; week prior to Memorial Day, week prior to July 4th and week prior to Labor Day. Members should place limbs at curbside not more than two weeks prior to the scheduled pick up week(s). This past winter was an anomaly in that severe storms had caused considerable limb fall and much of that was placed curbside earlier than normal and Dave did a good job of picking it up.

Third, members who use municipal Trash pickup should work with their cleaning services to ensure that the red trash cans do not remain curbside for extended periods of time.

RF welcomed Dave Esch, President of Alpine Heritage Preservation, Inc. RF announced that Dave would present a status report on the renovations and future plans for the Opera House.

RF advised the the Mountain Owl Convenience Store, Timberline Road, was open in the valley.

RF noted that the ARC had received four applications for external changes to homes in YRHOA. All were approved. RF reiterated that the ARC must approve any external modifications to a home to include painting or staining a different color. Painting or staining the same color does not require ARC approval. As well, ARC needed to approve building a shed, gazebo or other external building on the lot. The new structure should conform to the siding and structure of the main house. Furthermore, paving a driveway required approval, but sealing or resealing the driveway did not. The requirements for ARC submissions are listed on the YRHOA website. The website can be accessed at — [www.yoakumrun.com](http://www.yoakumrun.com). For the restricted pages of the website, the PW is: **yrhoa2011**. Should a member have a question about whether or not to submit an ARC application, please contact the ARC Chairman, Bob Foster, for resolution.

RF then turned the meeting over to VP DK who chaired the remainder of it.

**Dave Esch's Remarks:** We had as a guest speaker, Dave Esch. Dave is President of Alpine Heritage Preservation, Inc. which owns Cottrill's Opera House in Thomas. The organization is committed to the restoration of the Opera House, located in downtown Thomas. Dave's presentation highlighted the progress made thus far, including performances which the Opera House has sponsored. If you are interested in the Opera House and would like more information, you can sign up for the quarterly newsletter at — [cottrillsoperahouse.org](http://cottrillsoperahouse.org), and Dave has indicated that he'd be glad to speak to anyone directly. He can be reached at: [dave.esch@cottrillsoperahouse.org](mailto:dave.esch@cottrillsoperahouse.org), or by phone at 202-236-5524.

**Tom Price's Remarks** (by email): Hi All: I was disappointed I had to miss the annual HOA meeting. I really enjoy giving the update of the continued progress at Timberline Mountain. I wanted to do a little write up of what we have accomplished so far and what we plan to accomplish before the fast approaching ski season.

As time goes by on the reconstruction of the Timberline Mountain, the improvements we make become less visually spectacular, but let there be no doubt, the Perfect Family continues its commitment to continued capital investment in its ski areas.

The success of last season was in large part due to the snowmaking improvements we have made over the last three seasons. This year is no different. The crew is in the final days of completing the installation of another 8,000 feet of new snowmaking pipe. This summer's pipe is mostly concentrated on the upper part of Thunderstruck, from the mid-mountain pumphouse to the top of the mountain. The size of the pipe and the steepness of this area of the mountain, make this a very challenging project. Once we hit the top of the mountain, the crew moved down to the top part of each run, replacing the upper part of each run. During this process they installed new valves to protect us from unnecessary down time in snowmaking. By installing valves, we can turn off individual areas of the mountain in the case of a leak in the system. We can continue snowmaking in other areas while we fix the issue. This is not an exciting capital improvement to most, but these improvements can be the difference between a short ski season and a long and full ski season.

We have also continued our permanent snow gun installation on different areas of the mountain. We installed 10 new super polecat snowguns. These are the big fan powered guns. We also installed 20 more grizzly stick guns. These are placed in different areas of the mountain, especially Twister. This will continue our progress on phasing out portable snowguns, allowing us to get to 100% snowmaking capacity quicker. Also improving snow quality in the process.

This off season we are completing one of our biggest technology upgrades in the company's history. Once again this is a project that is mostly behind the scenes. This upgrade is laying the groundwork for the future. The changes being made will allow us to continue our efforts to speed up the time guests spend doing the transaction process. People come to go skiing, not stand in line for tickets or rentals. We want to maximize the time spent on the hill enjoying the mountain, or conversely enjoying time with family and friends in the lodge. We will continue our effort to get out of the customers way and maximize value.

We will be adding one more groomer to our fleet. I can't tell you enough how rare this is at a ski area of our size. There are very few ski areas with as powerful of a grooming fleet as we have here at Timberline Mountain. We are growing a reputation for having some of the best grooming in the region if not the east.

We will be doing a soft roll out of our app this season. The app will be a great way for people to receive up to the minute information about what is going on at the ski area. It will also allow people to order food from the hill or on the drive into the ski area, and just pick up their food when they come into the lodge. The app will also have tracking built into it in the future, to not only track how much you have skied that day or season , but also to find you family and friends in case you get separated.

Our food and beverage department continues its efforts to listen to the guests and modify the menu to meet the needs of the guest. They will be buying new equipment to speed up the rate of food preparation and improve the quality of the dish. We also will be expanding our beverage offering to include more craft beer companies, concentrating on the best of the best from our region.

We also have a great line up of fall events coming. We have a craft beer and music festival on Labor Day weekend, we are continuing our Artoberfest in early October, and we have a couple late fall events to enjoy the fall color and early cold weather. All of these events have details on our website.

This is just the broad strokes of the enormous amount of work the team is working on each day here at Timberline. I could not be more proud of this team and what they accomplish. We are working everyday to make sure we bring the best value in the ski industry and continue to grow tourism in this region.

If anyone has specific questions, I am happy to try my best to answer them. My email is [tprice@timberlinemountain.com](mailto:tprice@timberlinemountain.com).

**Adoption of the Agenda:** The agenda was reviewed and adopted without change.

**Minutes of July 2022 Annual Members Meeting:** GS briefed summarily the minutes of the 2022 annual meeting.

**Finances:** CF briefed a summary review of the financial status of the HOA.

Call was made for approval of both the financial report and the summary of last year's minutes. A call was made for approval of both items and seconded. The vote was unanimous approval.

**Old Business:**

GS briefed on the status of the redrafting of the ByLaws and PC&Rs. Steve Prunty has them nearly completed and should have them available in early September for EB to review and then submit to the members for their review.

**New Business:**

Several members had not submitted their ballots by mail and requested that it be made clear in the ballot that they should be submitted by mail so as to arrive by 30 June. In future, ballots will make clear the date by which they need to be submitted

Several members commented that they had experienced requirements for contractors or service providers to repair, renovate or otherwise provide services at their YRHOA homes. They suggested that a Service resource page should be made available to all YRHOA members. The suggestion received wide positive comments from the members. A motion was made and approved unanimously to develop a resource list. It will be include in the home page of the YRHOA website.

With regard to trash removal, some members take their trash home with them when they leave the valley. A member advised that Canaan Realty on Rt 32 will accept trash put into their bin in the parking lot for a monthly fee. The person at Canaan Realty who manages the program is Jenny Ray (Sp)

All members are interested the the status of the expansion of 5G internet service into the valley. There was no new information available.

The orange snow fence at the edge of Herzwoods parking lot remains unresolved.

Members whose homes border Timberline Road raised the question of whether there would be adequate screening planted to block lights from cars in the projected parking parking lot from bothering residents. It was suggested that Timberline would be concerned about the issue and would take care of it.

Election:

DK briefed the results of he election, as follows: BF 20, DK 23, TP 25, Nancy Ayers 7.

There being no other business for the membership, the motion was made to adjourn and have lunch at 11:23AM.

/S/Greenleaf Smith

Greenleaf Smith  
Secretary

8/13/2023