

Yoakum Run Homeowners' Association, Inc.
PO Box 608
Davis WV 26260

Annual Members' Meeting
Timberline Mountain Lodge

10:05 - 11:15 AM, 12 July 2025

Robert Foster, President, called the Annual Members' Meeting to order at 10:05 AM.

Determination of a Quorum: A quorum existed at the commencement of the meeting with 29 of 47 unit owners participating in person, by proxy or via ZOOM. Meeting participants were as follows:

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

Unit Owners present: Susan Smith, Holly Plunkett, Barb Foster, Teresa Essig, Cliff Essig, Mary Finnegan, Lee Borrer, Nancy Ayers, Jeff Ayers, Dori Rutherford, Melissa Gilbert, Ric Igal, Mary McGowan, Andy Heisey, Susan Heisey.

Unit owners present via ZOOM: Stefani Langsam, Butler/Hartley.

Unit owners represented by proxy:

RF presented 2 proxies appointing him to represent 2 unit owners.

GS presented 3 proxies appointing him to represent 2 unit owners.

Nancy Ayers presented 2 proxies appointing her to represent 2 unit owners.

Holly Plunkett presented 1 proxy appointing her to represent 1 unit owner.

Introductions of Directors and Unit Owners: RF extended a warm welcome to all members present. RF reminded those present that it was a members' meeting and not a meeting of the board. In particular, RF welcomed new members of YRHOA. Members were invited to introduce themselves, which was followed by introductions of board members.

President's Remarks: RF recalled to members' attention the dark skies initiative, which encourages unit owners to shut outside lights off at bedtime, in order to reduce ambient light at night and allow, on clear nights, the sky and stars to be seen

Second, RF reiterated that Dave Mollenax has been contracted to pick up deadfall of limbs and smaller tree trucks (no larger than 4 inches in diameter) from the winter. If unit owners have significant amounts of pruning or tree removal to complete, Dave is usually willing to assist, but it would be a private contract between a home owner and Dave. GS is willing to facilitate contact between a unit owner and Dave if the unit owner wishes.

Also, there are three scheduled pickups and chipping of winter debris; week prior to Memorial Day, week prior to 4 July Independence Day and week prior to Labor Day. Please mark your calendars.

Third, unit owners who have contracted with Sunrise Trash Services should ensure that their trash bins are moved away from street side after pickup is completed. If unit owners are using a maid service, the board encourages them to work with the cleaning service to ensure that trash bins are moved away from street side.

At this juncture, Holly Plunkett asked to make an announcement. She announced that the Friends of the Mountaintop Public Libraries are soliciting the help of members of communities in the area to help build a new library that will serve the community for years to come. The Friends Group is passionate about expanding knowledge and literacy. She distributed a flyer with information and requested the interested to visit: <https://www.zeffy.com/donation-form/library-building-fund>. there is also a QR code on the flyer.

Following up on Holly's announcement, Susan Smith, Board Secretary for Alpine Heritage Preservation, will be hosting a fundraiser cocktail party for Cottrill's Opera House at her home on Yoakum Run from 4:00 PM to 6:00 PM in the afternoon, 12 July.

Subsequently, RF advised the Mountain Owl Convenience Store on Timberline Road is open.

Architectural Review Committee: RF reported that six ARC Applications had been received and four approved, with two pending. RF noted that ARC Applications need to be submitted for approval of any external modifications to a home, to include staining it a different color. Restaining a home the same color does not require ARC approval. Also, building a shed or other secondary building requires ARC approval in accordance with Article 4 of the Amended PC&Rs. Paving a driveway requires ARC approval, but repaving or sealing a driveway does not require ARC approval.

The Board encourages members to review the Protective Covenants and Restrictions when considering major maintenance or modifications to their property. Please refer questions to Bob Foster, ARC Chairman. The Amended PC&Rs and Bylaws are available on the YRHOA website home page, available at www.yoakumrun.com. There is a password protected page of the website, accessible by password, **yrhoa2011**.

Agenda: A motion was made and seconded to approve, unanimously, the Agenda.

Minutes of the 2024 Annual Members' Meeting: GS summarily reviewed the minutes of the 2024 Annual Members' Meeting, noting that the meeting had focused on the amended PC&Rs and Bylaws. At the conclusion of the extensive discussion, a motion was made to delay filing the documents for two months, e.g. until mid-September, in order to enable Unit Owners to read them and agree or not agree to amend both documents. There were no questions, comments or other considerations raised about the documents. Hence, in early November, the Board began the process of signing the documents, which took a considerable length of time. By mid-December, all documents had been signed and were ready to be filed. There were 28 agreements to amend (54%) which is the simple majority required to be able to file them. GS traveled to Clerk of Courts Office in Parsons on 27 December to execute the filing. A member asked about making changes to the governing documents, to which GS advised that major changes required the approval of 100% of the Unit Owners. No further questions ensued.

Finances: CF summarized the checkbook report which had been made available to members at the meeting. A member asked about the cost of repaving (capping) Yoakum Run. While the road is still in good condition, at some point in the next five or so years, it may become necessary to resurface (cap) it. GS advised that he had asked WV Paving to provide an estimate with a 2 inch cap, which they did for approximately \$45,000.00. The Board will engage WV Paving to confirm a contract for a future time with the understanding that it would be implemented later. As a planning requirement, we will continue to build the Reserve Fund to cover the road upgrades and other potential contingencies.

A motion was made to accept the financial reports, seconded and approved.

Old Business:

RF addressed the status of the power plant and data center(s). The status of these plants is still fluid. While they are planned to be major data centers, with three very large (30 million gallon) diesel tanks for a back-up power plant, there is considerable opposition locally to them. In addition to the fuel tanks for back-up power, the data center(s) will require 4 million gallons of water per day to cool them. A question was asked about source of that water. No one knew, but it was noted that Thomas had water source problems (e.g. dry wells) summer 2024. Thomas imposed water restrictions, which will continue to be an issue to address. Other than for the construction of the plants, it is unlikely that this project would provide significant employment opportunities.

Further to the issue of the power plant(s) and power requirements, BF explained that the entire project was thus far handled with a great amount of secrecy. With regard to revenue, initially, WV intended to

return no tax revenues to Tucker County and specifically not for the school systems. That was subsequently changed to 30% that would be provided to the County. There continues to be serious questions about Western Pocahontas and the planning for the data center development. Questions concern water sources for 2 - 6 million gallons of cooling water per day, what would be the increase in electricity generation costs for voters, what affect such power plants and data centers would have on air quality and what is the status of permitting regulated by the Tucker County Commission. **(Bob Foster/Tom Price??** Something about Tucker County United @ gmail and Hannah Tierney and Chris Pargue. And DEP???)

Timberline Mountain: TP advised that the maintenance building had been finished and that Timberline would be taking steps to upgrade the area around it, with trails, greenery, privacy fencing and blacktopping as needed. While last January was snowy, the resort was not overrun. However, the growth was healthy and pointed to this year being busier. Tom noted that slow growth was best. The old maintenance building will be taken down and the area would be used for parking. Blacktopping near the lodge was being considered.

There will be more snow making equipment installed and Timberline would again seek to be the first to open for skiers and the last to close for the year. Last year was a great year for skiing and other ski areas are seeking to be competitive.

A rope tow for the terrain park will be built and the lodge will be adding bathrooms.

Perfect North had purchased another ski area in Michigan and was working to bring it up to standard. One of the issue was beds for visitors. the area is pretty much maxed out.

There continues to be home being built along the ski runs and the Spa is projected to open on 25 October.

TP stated that the hotel was being repainted and other beautification measures were being taken.

Mary McGowan noted the there continues to be a lot dust from road traffic and heavy equipment. She suggested paving could help with the problem. She offered that a better way to combat dust is to have traffic slow down. TP noted that it takes money to do some of those things, but Timberline is looking into snow and water flow in the parking areas and plans to drain it toward the middle and then to the snow making pond. There is no word on what Crites is planning to do with his property.

Andy Heisey asked a question about summer activities, but the response was the they are not money making activities now.

The Artober Fest and Leaf Peepers are events that draw well for the area. And, Timberline will continue to be open for additional events.

Andy Heisey raised a question about the budget.

GS explained the situation with Homestead which is the website manager and that there may be a possibility of GoDaddy taking over the domain and website management. Motion was made to engage with GoDaddy to consider moving the management to them. Motion made to do so by Nancy Ayers and seconded by Dori Rutherford. the vote was unanimous Yes.

Elections: GS reported that ballots had been counted by himself, Carl Faller, Lee Borrer and Sydney Loew. The results were: Foster - 21, Price - 22, Rutherford - 15, Ayers - 11. Foster, Price and Rutherford were elected.

The meeting was adjourned at 11:15 AM

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