

## Yellowcliff Hope and Carton Hill Property Owner Association

### 2026 Annual Meeting Minutes

Meeting held on Thursday March 26, 2026

Board members In attendance: Wesley Fritz (Interim President), Ethleene Johnson (Treasurer/Secretary)

Meeting started at 5pm

Ethleene Johnson opened the meeting, welcomed first-time attendees, and introduced Wesley Fritz, who the board appointed as interim president to preside over the meeting given the recent resignation of Rose Jarvis-Simon earlier that week. Mr Fritz is currently serving as director on the 2025 board and is on the 2026 ballot for president.

A community member shared sad news of two deaths in the community this year: Marley Miller and Mary Ellen Presley.

Ethleene Johnson asked if everyone had a document called “meeting agenda” in the packet of materials they received. No one indicated they did not have the meeting agenda.

#### Financials, assessments, and delinquency

- 2025 financials were presented on a cash basis (income/expenses recorded when money actually comes in/goes out; no accrual entries).
- 2025 assessment collections reported as \$11,725.
- Key 2025 expenses discussed:
  - Insurance: \$4,457 (noted as the second-largest expense).
  - Office/other supplies: \$401.
  - Banking fees: \$123.
  - Dues/subscriptions: \$892 (higher due to paying for extra QuickBooks/Intuit support to clean up books and file taxes for 2023–2025 for the first time).

#### - Road work spend discussed:

- 2025 road work spend: \$3,000 (backhoe smoothing).
- Additional work in early 2026 included: \$4,000 spent in January which touched most of the neighborhood and \$1,800 spent in February to reopen the portion of

Divi Divi that closed due to the overgrown bush...there is debris/limbs that remained but road became drivable.

- Total expenses stated as \$8,872.

Discussion on potential “perfect world” assessment revenue if everyone paid:

Improved lots at \$200 and unimproved at \$100 suggests roughly ~\$22,000/year (approximate, based on counts shown in packet).

Electronic payment capability was lost, likely contributing to fewer payments; Ethleene is committed to restoring electronic payment even if it requires changing bank accounts.

Delinquency was described as significant, with roughly \$124,582 outstanding year-to-date.

A breakdown noted 29 lots over \$1,000 delinquent; some liens exist, and some have been cleared over time.

A question/comment voicing a concern around the lack of additional liens to ensure delinquent balances are collected when property is sold was raised: Ethleene explained that a property does not have to have a lien against it for any outstanding balance to be paid when a property is sold. As the resident agent of the association, Ethleene is contacted by attorneys/realtors for a statement from the association which is included in the closing.

Not all properties have liens; Ethleene stated she would not place a lien for small amounts like \$200, but larger delinquencies may already have liens.

A tense exchange occurred about whether certain lien-clearance amounts were reflected in the financials; Ethleene indicated that all released lien amounts are reflected in the financials but could not provide details on liens as she did not come prepared with those details and asked to take it offline.

A request was made to publish P&L statements (especially 2024 onward) similar to what had been historically posted; Ethleene agreed to share them.

A question was raised around the vendor selection process; Vendor selection for backhoe/road work is not a formal bid process; initially the board tapped vendors that were already in the neighborhood doing work as a way to reduce cost. We’ve since found a vendor that can do both road and bush work and is affordable given what we collect.

Residents highlighted community “workdays” where neighbors did significant work together and expressed interest in doing them more often.

Concern raised about needing a clearer maintenance/improvement plan and better communication of upcoming work.

Concern was raised around the lack of road committee activity: Ethleene clarified the board vs. roads committee roles:

- Board's role is to maintain the neighborhood with available funds.
- Roads committee should focus on proposals/options for improvements (concrete/asphalt/gravel, etc.) and reference an existing plan developed in 2017.
- Large-scale paving costs were emphasized (example cited: nearly \$100,000 spent in 2021 on two small concrete sections), making full paving unrealistic via assessments alone.

Grants were identified as a key path forward:

Ethleene said grants are available and she is connected with a grant writer who is exploring options.

Grants might fund road materials, or even equipment purchase to enable the community to do more brush cutting in-house.

Alternative improvement options like "grid" systems were discussed as potentially cheaper than asphalt/concrete, though still expensive.

2026 ballot topics:

First item on the ballot is the vote for the 2026 Board of Directors. Candidates were introduced via bios included in the packet.

- Wes Fritz introduced himself:
  - Background included federal law enforcement leadership, supervising 200+ people and overseeing a fiscal unit with a \$100M+ budget.
  - Spoke about community safety/engagement and willingness to serve.
- Jan (on the ballot for president) stated she would support Wes and effectively withdrew her candidacy.
- Doug (current vice president) was noted as on the ballot; there was discussion about "caustic" emails and toxic communication culture.
  - Some attendees said Doug has improved and been counseled; others argued board members should be held to higher standards.

- A proposal was raised to amend bylaws to allow removal of board members who deviate from the mission and to set conduct expectations.

Two director positions are needed for a five-person board; only one person volunteered for director.

The board expects to fill the remaining director seat after the meeting.

Second item on the ballot is the vote to certify or approve the 2025 annual meeting minutes.

- Ethleene voiced a concern around the challenges posed by waiting a year for members to approve annual meeting minutes and cited Robert's Rule which indicates the industry standard is to allow the board to approve minutes when members meet less frequently than quarterly.
- This year in particular, given we will have a new president, Ethleene will be tasked with providing the approved minutes to the bank to get the signatures updated. This task needs to be completed immediately after the annual meeting.
- A motion passed by show of hands vote of 33Y of the 39 potential voters, to give the board authority to approve meeting minutes (rather than membership approval).

However, the approval of the 2025 annual meeting minutes remained on the ballot, and copies were available on request for member review.

Third item on the ballot is Article 4.5 Assessments: this is a required vote to allow members to "authorize" the invoicing of the 2026 assessments (\$200 improved / \$100 unimproved).

- Invoicing is primarily by email; problems noted with emails landing in junk or not recognized as coming from the association due to a confusing sender/heading ("Amanda..."). Ethleene plans to send a separate notice email when invoices go out and update the sender name to address this issue.

Ethleene stated she gives a one-year grace period before removing voting eligibility in the event of mistakes; multi-year arrears results in not being in good standing. Our bylaws do not require a member to have a zero balance to be in good standing.

Fourth item on the ballot is a vote to amend Article 4.4 Voting.

- The new proposed language will mandate the use of paper ballots. Prior to 2023, all voting was conducting via "show of hands" which is difficult to validate, track and support years after the meeting. Show-of-hands method can still be used but will be limited to motions raised during the meeting.

- Paper ballots will be developed and shared prior to meetings; results to be provided the next day.
- A concern was raised around the inability to “write in” candidates on the ballot. Write-ins was standard practice given there were no paper ballots. Write-ins can be confusing and pose challenges like:
  - Time taken at the meeting to write in an candidate
  - The validity of ballots where all candidates are not captured
  - Legibility of the write in when results are captured
  - Candidates cannot be vetted on the fly to ensure they are in good standing prior to being placed on the ballot.
- The entire membership receives communication requesting candidates provide their interest in being on the ballot by a specified deadline. Since 2023, that deadline has been the Friday prior to the meeting.

A motion to postpone/table votes on all bylaw amendments until the broader membership receives the proposed amendments and can discuss them (suggested timeline: allow about a month) failed 6Y/33N.

Fifth item on the ballot is a vote to amend Article 4.6 which states the amounts that can be assessed each year if authorized in article 4.5. This bylaw specifically states that owners of improved lots will pay \$200 and owners of unimproved lots will pay \$100 annually. The proposed amendment will increase the assessment from \$200 to \$700 and \$100 to \$300.

- Ethleene stated she did not support the proposed increase and planned to vote “no,” emphasizing members can vote how they choose.
- She stated a couple reasons for her decision:
  - the community has not agreed on a “magical number.”
  - Most of her proxy owners voted no which is how she voted all of her proxies.

Facebook feedback suggested a range of \$500–\$800 from a small set of respondents; others challenged Facebook is not a representative sampling of the membership.

A question was raised about changing the proposed numbers (e.g., to “500 and 200”) Ethleene suggested focus group discussions and then a special meeting for a better-informed vote.

A member clarified that the amendments to the bylaws made in 1997 did not remove Article 7 which requires a two-thirds vote of members present (and by proxy) at an annual or special meeting to amend the bylaws; not two-thirds of the total membership.

Ballots were collected. Here are the results that were posted on Facebook the next day.

<b>2026 Annual Meeting Voting Results</b>			
<b>2026 Total Voters</b>	39		
<b>In person voters</b>	14		
<b>Proxy voters</b>	25		
<b>President-Wesley Fritz</b>	38	Do you authorize the 2025 annual meeting minutes	37Y/1N
<b>President-Janice Buell</b>	0	Do you authorize the 2026 annual assessment	36Y/3N
<b>Vice President-Doug Nicoll</b>	33	Do you approve of new proposed language for Article 4.4 of the bylaws	31Y/8N
<b>Treasurer/ Secretary-Ethleene Johnson</b>	38	Do you approve of the language change for Article 4.6 of the bylaws	3Y/35N
<b>Director-Rosemary Jarvis-Simon</b>	35		

The 2026 YCHCHPOA Board of Directors:

- Wesley Fritz - President
- Doug Nicoll - Vice President
- Ethleene Johnson - Treasurer/Secretary
- Rose Jarvis-Simon - Director
- Open Seat - Director

Old/new business and other notes

- Lawsuit update: No update available.
- Ethleene acknowledged quarterly meetings did not occur due to board capacity constraints.