

Minutes

Annual Meeting

Yellowstone River Ranch Landowners Corporation

July 21, 2018

Columbus Fire Department

The meeting was brought to order at 9:30 am by President, Dan O'Neil.

Financial Statement (See attached documents)

President O'Neil observed that last year's expenses were very close to as budgeted, with the exception of road work, which exceeded budget due to weather damage and maintenance work paid out of past due monies collected. Next year's budget is expected to be close to the prior year's. Mr. O'Neil pointed out that the difference in the two years was a positive \$27, 417 difference in income which represents past due Landowner's dues collected by the Board, primarily through President O'Neil's efforts. Steps taken in this matter included letters, phone calls by Mr. O'Neil and the Corporation's attorney, and finally legal action. Many owners have responded and have paid in full, or are making payments.

Road Work

In addition to regular, annual maintenance, work has been/will be done on Coyote Pass, Granite Peak East, Winding River Road at Balfour and Wild Horse Run. Special thanks to Greg Holt for donation of pit base and Russ Norris and Harold Riensche for their work on the Road Committee.

Legal Issues

Legal actions were taken because of unpaid dues, but all those matters have been resolved. The matter of a gate on a road is ongoing. An issue from 2016 is expected to be totally resolved by August. The majority of funds paid in these matters for legal fees are expected to be recouped as part of the settlements.

President O'Neil announced that Roberta Moche and Renate Nieman have resigned as developers and have relinquished their rights as developers. This will open a new spot on the Board of Directors.

Fire Safety

Tom Robbins, landowner and member of the Columbus Fire Department, shared information about the upcoming fire season. Mr. Robbins reminded landowners about the

fire department's Fuel Load and Mitigation Program which may be available at reduced cost. He reminded landowners to plan for evacuation routes and alternatives. It was noted that Elk Horn will be repaired this week and that North Harrier is passable in an emergency. Mr. Robbins further instructed that in the event of evacuation, homes should be left unlocked with all doors and windows shut. All furniture should be removed from decks and hoses should be hooked up. If possible, leave a sign indicating the house is empty.

Metal Buildings

The possibility of allowing metal out buildings was once again discussed. A vote was taken, 56 were for, 6 against. Under the current Bylaws, 107 votes must be cast to make the change. As it appears most Landowners are interested in pursuing this matter, a committee will be formed to review this part of the Bylaws. Luana Moss, Bill Groves, Sharon Tumulty and Harold Riensche volunteered to serve on the committee.

Weed Control

Dana Weatherford, Stillwater County Weed Coordinator, spoke to the meeting. Leafy Spurge was pointed out as a current threat. Ms Weatherford pointed out that those in Non compliance with efforts to eradicate weeds can be prosecuted. Her office is willing to guide land owners and can be reached at 322-1106. Several landowners recommended Mike Larsen of Range Riders for professional help in weed control.

New Business

Mrs. Tumulty mentioned that the large signs have not been removed by Roberta Moche. President O'Neil stated that he believed a Landowner's Work Committee would have to be formed to remove the signs.

New Board Members

The following Landowners are new board members without a vote, after being nominated, nominations being seconded and no one running in opposition. Greg Holt, 1 year resident, Russ Norris, 3 year at large, and Kevin Tumulty, appointed by the Board at the advice of members to a 3 year at large position, to replace the Developer.

There being no further business, members were invited to the annual picnic and the meeting was adjourned at 11:30.

Minutes

Board of Directors

YRRLC

July 21, 2018

A brief meeting was held immediately after the Annual Meeting. Dan O'Neil was reaffirmed as President, Kathleen Whittenberger will continue to serve as Secretary Treasurer.

Arrangements will be made to allow Kevin Tumulty and Gregory Holt to be added to the Corporation's accounts as signers. The meeting was adjourned at 11:35