

Minutes of the YRRLC BOD Meeting  
May 18, 2016 6PM  
by telephone conference

The meeting was called to order by President Paul Briggs. Also present, and constituting a quorum, were Renate Nieman, Dan O'neil and Tom Robbins. Director Richard Drum and Secretary Kathleen Whittenberger were absent.

First on the agenda was to approve meeting minutes for January 21, 2016 BOD meeting. After correcting a couple of minor spelling errors Tom Robbins moved to approve the minutes and Dan O'neil seconded. The motion passed unanimously.

Next on the agenda was road committee business. A quotation for basic grading of Winding River Road and Owl Canyon to the top of the hill for \$1,386 was reviewed. Verbal authorization of this expense had already been given and the work was complete to take advantage of the cost savings with rainy weather. Dan O'neil moved to approve this work and Renate Nieman seconded. The motion passed unanimously. It was discussed that the road committee will compile a draft scope of remaining work for Spring 2016 by the end of May.

Next on the agenda was a weed report and quote for the 2016 season. A total scope of work totally \$4,525 was proposed – consistent with last year. Tom Robbins moved to approve this quote and Dan O'neil seconded. The motion passed unanimously.

Next there was discussion regarding whether the new lien language had been crafted and posted on website as agreed in the Jan 21 BOD meeting. Action had not yet been taken but Tom Robbins offered to complete this follow-up.

Next there was discussion of easements and the Board's role in same. The Board is aware of some recent easement disputes on the Ranch and there was some question whether the BOD had any standing in these matters. After discussion it was agreed that, per the Covenants, easements are a Developer matter and the YRRLC Board of Directors has no standing or authority whatsoever.

Next on the agenda was discussion on adoption of two BOD policy statement proposals by Dan O'neil:

1. From this date forward the BOD through the architectural committee shall not grant approval of plans for construction of any structure if the landowners dues are in arrears.
2. From this date forward the BOD through the architectural committee shall not grant approval of plans for construction of any structure if the required preliminary septic approval from the county sanitarian is not submitted to the architectural committee.

After discussion it was moved by Tom Robbins that policy statement #1 referenced above be adopted by the BOD contingent upon legal endorsement. Dan O'neil seconded and the motion passed unanimously. After further discussion it was moved by Renate Nieman that policy statement #2 referenced above be adopted by the BOD as-is. Tom Robbins seconded and the motion passed unanimously. Tom agreed to obtain the legal endorsement of statement #1 and to circulate final wording to the BOD via e-mail. Upon final comments the policies will be effective immediately and will be posted on the YRRLC website.

The final agenda item was to discuss planning needs for the 2016 Annual Meeting. Follow-ups identified during this discussion are as follows:

- Reserve meeting room in the Stillwater Co. Courthouse for Saturday July 16 – Tom
- Prepare financial report and 2016 budget proposal – Tom
- Prepare notice of meeting, budget proposal, and proxy templates for mailing to landowners no later than June 16, 2016 – Paul
- Rent port-a-pot for Annual Landowners picnic following meeting – Tom
- Set up one more BOD teleconference on June 1 to finalize details – Paul

There was no further business and so Dan moved to adjourn, Tom seconded and the meeting was concluded at approximately 6:37 PM.

Paul Briggs  
President  
5/23/16