

Yellowstone River Ranch Landowners Corporation
Minutes of the Annual Meeting
July 22, 2023

At 9:02, President Dan O'Neil welcomed Landowners and called the meeting to order.

Minutes from the July 2022 meeting were approved unanimously.

A brief synopsis of the activities of the Corporation last year was given. Fortunately, there were fewer legal issues and the focus of the Board remained on weed removal and road repair.

Section 9, Amended Easements, re: Fencing of the Covenants was brought forth for change. See attached document. After discussion, the change was approved 85 to 2.

Road restoration fees, currently required of Landowners building new dwellings or outbuildings, were discussed. The consensus was that the current fees are not adequate in some instances as the damage incurred by heavy trucks, etc. has been severe. A Landowner put forth the concept of requiring a bond which would be refunded if no damage occurred. This idea was well received and will be discussed by the Board of Directors for possible implementation.

Account Aging document and a current balance sheet were distributed. See attached. The Corporation's financial condition is stable but tight, as all available funds have been applied to road work.

The 2023-24 budget was accepted as presented.

Landowner Tom Robinson, chief of the Reed Point Fire Department, gave a brief presentation in regard to the current mitigation work being done on the ranch and reminded members of the care needed as we face the upcoming fire season. A video illustrating the mitigation work can be found on the YRRLC website.

Harold Riensche gave a report on road repair. \$112,658 was spent in the last year on maintenance and repair, but weather and over use continues to take a toll on road conditions. More work will continue in the fall. Everyone was urged to observe the posted speed limit.

Make Larsen of Range Riders Land Management was paid \$6500. Worth of spraying this past year and continues to spray as conditions permit. Harold offered a number of flyers with weed information. Landowners are required, by law, to treat weeds on their property.

Elections were held to fill open positions on the Board of Directors. Kathleen Whittenberger was the only nominee for Resident Director. Dan O'Neil was nominated for Director at Large, as was James Clark, who was not present and so was unable to accept the nomination. Mrs. Whittenberger and Mr. O'Neil were elected by acclamation.

There being no further business, Members were invited to the Annual Picnic at the home of Lisa and Jerry Bichsel, and the meeting was adjourned at 11:00 am.

Kathleen Whittenberger
Secretary Treasurer