

Yellowstone River Ranch Landowners Corporation

September 2, 2014 Board Meeting

Board Members in Attendance: Dave Chaudoir, President
Tom Robbins, Chairman of the Board
Forrest Landon, Treasurer
Paul Briggs, Director
Renate Nieman, Developer's Director

A conference call was conducted on September 2, 2014 to discuss the upcoming fall road plan and the funds available for road work. The following discussion points were addressed by the board.

Discussion:

1. Status of Law Suits
 - a. Seivers – No court date set. Joel Todd has requested a scheduling meeting.
 - b. Schusters – A response to the Schuster's response to the plaintiff complaint and their counter suit is in its final stage until it gets submitted to Tom and Renate for comment.
2. Financial Status
 - a. Checking account – \$21,785.95
 - b. Set aside funds for anticipated legal fees, weed spraying and emergency funds (in accordance with the approved budget) - \$10,416.05
 - c. Expected office and mailing expenses - \$400.00
 - d. Remaining available for road maintenance - \$10,969.90
3. Lien Process – After a rather lengthy discussion on how we should address the non-payment of dues, the following is the general approach
 - a. Landowners that have missed payment of dues for the first time will get a personal call from a member of the board advising them that they have missed a payment.
 - b. Landowners that qualify for a lien, i.e. they missed two payments will also get a personal contact from a member of the board. They will be advised of the notice of an impending lien followed by a lien if nothing is paid in 30 days.
 - c. Landowners that had a lien filed against their property in May of 2014 will have their liens updated and recorded.
4. By-law Amendment – The Amendment to Section 6.5 of the By-laws, approved by the landowners at the July 19, 2014 Annual Meeting, was recorded in Stillwater County on August 21, 2014.
5. Annual Meeting Minutes – The minutes were approved by a unanimous vote.
6. Fall Road Plan – The following list of road work was presented by Tom Robbins, Chairman of the Road Committee. Work on Owl Canyon has been delayed until the spring of 2015 based on Central Excavating's recommendation. After a short discussion the plan was approved unanimously.
 - a. Clean ditches on Winding River Road from Owl Canyon to Lot 120
 - b. Grade Winding River from the front of the ranch to Owl Canyon
 - c. Repair Palomino Trail

- d. Clean ditches on Owl Canyon from Cougar Trail to Haystack Coulee
- e. Clean ditches on Haystack Coulee from Owl Canyon to Cougar Trail, and clean blocked culvert on Cougar Trail.

Respectfully Submitted
Dave Chaudoir, President YRRLC