

Yellowstone River Ranch 1/25/15 Board Meeting 7:00 pm

Attendees: Tom, Dan, Forrest, Renate, Melissa, Paul, Joel Todd

Meeting was held by phone to discuss the proposed settlement of both the Seiver and Schuster cases. Tom Robbins ask Joel to attend to answer the board's questions concerning the proposed settlements. A draft document was sent to all of the board members prior to the meeting to review the structure of the agreements.

All have reviewed the proposal

Joel's – synopsis of this week –

- Seivers agree to settle the case if there metal build is grandfathered in and both sides pay their own legal fees.
- Seivers paid their dues in full.
- The settlement will leave the corporation's covenants intact and fully enforceable.
- They will continue to pay dues per their agreement.
- The settlement will limit the corporation's financial exposure. The Seivers would likely appeal their case to the Montana Supreme Court if they lost the initial case. The corporation has spent \$15,500.00 to date on the case. If the case went to the Supreme Court the additional \$15,000 plus defendants fees could be another \$35,000 - \$45,000.
- He also recommend being more proactive to prevent future lawsuits by obtaining restraining orders early in the process.
- Renate voiced concern about the board having the authority to decide the issue without a vote of the full membership. Joel told her the board had the authority to settle case.
- He also recommended after the settlement agreements were completed inviting the landowners to the court hearing to voice any concerns they may have.

After Joel disconnected from the call the board discussed their options. Renate restated her concerns about finalizing the settlements without ratification by all the land owners. The other members felt as elected members of the board they are working in good faith to solve issues while limiting possible damages. Tom, Paul and Forest all related the communities expressed desire to end the litigation and reduce our legal expenses.

The board voted to allow Joel to move forward and prepare the document. Paul, Dan, Tom, Forrest are for, Renate is against.

The members of the board agreed to continue working on the Seiver settlement. It should be ready in a few days and another meeting would be scheduled after they had time to review.

Meeting adjourned

Yellowstone River Ranch 2/1/15 Board Meeting 7:00 pm

Attendees: Tom, Dan, Forrest, Renate, Paul,

Meeting was held by phone to review the final Seivers Settlement Document

All the members had received and reviewed the Seivers settlement document and a written opinion provide by Joel Todd the corporation's legal counsel. The written opinion outlined and reinforced the board authority to settle the case.

Renate stated her concern that the board should not act on its own to settle the case. She also requested the board indemnify her against any potential law suites resulting from the decision. She was told she could vote against settlement if she felt it was wrong.

The other members felt it was in the best interest of the landowners and the community to settle the case, reduce our potential liability as a corporation and hopefully bring the community back together.

The board voted to approve the Seiver settlement. Paul, Dan, Tom, Forrest are for, Renate is against.

Tom told them the Schuster settlement document would be ready in a few days and another meeting would be scheduled after they had time to review.

The meeting was adjourned.

Yellowstone River Ranch 12:55 2/3/15 Presidents entry for the record.

Received the Shuster Settlement Agreement for approval. The President contacted the board members to schedule a call for this evening to vote on settlement. Renate was unavailable for a call today and Dan was traveling for work starting tomorrow. As we weren't sure when everyone could get on a call an email was sent to all of the board members to review and vote on the settlement.

Yellowstone River Ranch 1PM 2/4/15 Presidents entry for the record

Received vote to approve from Dan, Paul and Forrest. I called Renate and asked her to send in her vote and she refused to vote electronically. I scheduled a conference call for 9PM 5 Feb 2015.

Yellowstone River Ranch 2/5/15 Board Meeting 9:00 pm

Attendees: Tom, Dan, Forrest, Renate, Paul,

Meeting was held by phone to ratify the electronic vote on the Schuster Settlement Agreement.

The president started the meeting by insuring everyone knew we had posted the Seiver Settlement on the YRR Website. Renate commented that she was glad we had posted it for the members to see.

The President asked everyone if they had received and reviewed the Schuster Opinion Letter provided by Joel Todd. Everyone commented they had received the document and had reviewed it.

The board voted to approve the Schuster settlement. Paul, Dan, Tom, Forrest are for, Renate is against.

Prior to closing the meeting Renate requested the board indemnify her against any potential law suites resulting from the decision. The other members of the board declined.

The meeting was adjourned.