

YRRLC Board Meeting

April 5, 2014

Attendees: Dave Chaudoir, President
Tom Robbins, Chairman of the Board
Renate Nieman, Developer's Director
Jim Kaelberer, Director and Treasurer
Paul Briggs, Director
Marianne Kaelberer, Secretary

Meeting called to order by Chairman of the Board, Tom Robbins at 10:00 am, City Hall, Columbus

Discussion Points:

1. Website: Is now in the hands of the board. The board thanks Mike Fatchett for the many years of his work to keep the landowners of the Yellowstone River Ranch informed.
2. Property Lien Process: Delinquent dues are over \$20,000
3. Covenants: Covered by Dave Chaudoir
 - a) Seiver: No reply. Mediation meeting set for April 22nd. Those to attend are Tom Robbins, Dave Chaudoir, Dave and Helena Seiver, and Mediator. The board's hope is a settlement can be reached.
 - b) Schuster: Non-relative guest for over 20 months. They have not responded to the certified letter sent at the end of February. Next step is legal action.
 - c) Larry Beck: Corrugated metal siding being put on over existing wooden structure. Must respond by April 10th.
 - d) Renate brought up Gambles. They have until May to provide an update of their building status (in accordance with the letter from the board, dated May 6, 2013). The board will determine the course of action based on the status provided.
 - e) Moss: Building plans have been delayed, sending a request for an extension.
4. Property Lien Notifications: Covered by Dave Chaudoir
Property lien intention notices, do to failure to pay dues, sent out to over 30 landowners by certified mail. Have had fair response, but some letters were returned unopened. Not opening the certified letters does not affect the lien process. Dave will call and explain the effects of a lien.
5. Taxes: Taxes were not filed for 2012. Both 2012 and 2013 federal and state tax returns are now filed.

6. Financial Report: Dave Chadoir
As of April 1, \$39,000 in checking and \$7345 in legal account. Will adjust the legal account
Upcoming Expenses: Accountant, legal fees, roads, weeds.
\$26,500 in dues outstanding
Working with the accountant at getting the lot owners correct in our Quick Books
bookkeeping software. Renate will send updates that she knows about.
7. Meetings: Tom suggested a meeting the first week of May to deal with the finances.
Renate mentioned the need for a meeting the first week in June to get the financial report
updated for the annual meeting which is slated for July 19th.
8. Road committee: Tom reported. Tom, Paul and Dean have gone over roads. They felt last
year's work was very successful. This year, due to shortage of funds, they focused on work
that needed to be done in order to prevent expensive work in the future. Renate
mentioned that more work might be possible in the fall when there was more money
available. They divided the repair work into 2 categories: preventive maintenance and
major projects.
 - 1) Preventive Maintenance: This is damaged roads that needs work to save the
existing roads.
 - a) Spring road damage repair: Winding River Road from lot 120 to southern most
Balfour Loop, clean ditch on Winding River Road from Owl Canyon to lot 120
and add a culvert to Winding River Road at entrance and repair washout
damage.
 - b) Winding River Road from lot 170-179. Clean ditches and add gravel in areas
where washing of road surfaces has occurred. Grade.
 - c) Wild Horse Run at lot 43. Replace culvert and build up road with 60 yards of 3"
road base. Grade, vibratory roll, and clean ditches for drainage purposes.
 - d) Winding River Road from lot 1 to 113. Grade, water, and vibratory roll existing
material.
 - e) Owl Canyon Road from lot 113 to 163. Grade, water and vibratory roll existing
material.
 - f) Wild Horse Run from lot 105 to 26. Grade, water and vibratory roll existing
material.
 - 2) Major Projects: They had several projects in mind, but suggested doing just one.
 - a) Belfour Loop from lot 121 to 125. Top dress the road surface 16' wide with a 4"
layer of ¾" road mix gravel, water and vibratory roll. This road has deep ruts
and needs gravel badly.
 - b) Tom suggested they table Elkhorn repairs needed due to lack of funds at this
time.
 - 3) Tom contacted Stillwater County about the wash from I90 culvert. They will clean
and build new drainage ditch when it dries out.
 - 4) Tom made a motion to approve the Preventive Maintenance work and the
Major Project on Belfour Loop. The motion was seconded and passed. Tom will
contact Dean. There will be \$37,244 worth of work on the roads at this time.

9. Architectural Committee: Dave reported. No new projects at this time.
 1. Tom asked if Forest Landen had submitted a plan. Dave said “no”.
 2. Lot 160 has not submitted plans at this time.
 3. Kitchens have submitted a plan and have permission, but they may need an extension. Need to contact and find out what their plans are.

10. New Business:
 1. Web Site: Tom has someone that can restructure the web site. Will get bid to make it more current. Will bring it up at the Annual Meeting. Also will work on getting the emails updated.
 2. Picnic Area: Paul asked about maintenance on the Picnic Area. Board usually volunteers to do the cleanup. Picnic tables need to be removed before they wash away. Post needs to be replaced at entry when it's dry.
 3. Entry Sign: Suggested that they replace the entry sign with an Announcement Board. The Aluminum sign was brought up. Suggested that they put it up closer to the entrance when weather permits.
 4. Bylaws: Dave suggested the bylaws are changed to read, “When a director needs to be replaced, the person replacing that director will finish out that director's term”. This will cause less confusion on the board and will allow them to finish their agenda as planned. Dave will draft a change to the bylaws, and the board will discuss it at the next meeting. Dave will get a notice out to the landowners prior to the Annual Meeting explaining the need for this change.

11. Meeting adjourned by Tom Robbins at 11:05.