

YRRLC Board Meeting  
Teleconference September 22, 2013

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

Discussion Points:

1. Letter to the Landowners – attempt to distribute via the web site email listing was unsuccessful. The Mailing list was updated and a copy of the letter will be sent to every landowner on Monday, September 23.
2. Tom Robbins updated the board on the status of the Seiver case. The board offered a settlement which included the following issues. The Seiver's rejected the offer and maintains their position that they will not cover the metal building. The board's offer included:
  - a. The Seiver's were to bring the metal building in compliance with the covenants
  - b. The Seiver's were to pay all of the back dues
  - c. The board would absorb its own legal fees
  - d. The board would right off the interest and penalties for the unpaid dues
  - e. The board would review the road condition leading to the Seiver residence and perform immediate maintenance if required.
3. Liens – liens have not been maintained for over 2 years. Ms. Nieman and Mr. Chaudoir will review the policy and issue liens as appropriate.
4. Covenant Issues – other than the legal action underway against the Seiver's the following issues are being addressed.
  - a. A legal opinion on the status of the Schuster's having another family, not a close relative, residing on their property. A clear violation of the covenants. Documentation from the actions of the previous board are being gathered and submitted to our legal counsel for review and recommended action. Action: Mr. Chaudoir.
  - b. Review of the past noted covenant violations are being reviewed and documented for the upcoming legal action. Action Ms. Neiman and Mr. Chaudoir.
5. Mr. Robbins reviewed the preventative work plan for the fall of 2013. Central Excavating submitted a proposal to complete the work at optimum timing to reduce costs and allow him to take advantage of the favorable weather conditions. The estimate was \$4125 and will include:
  - a. Grading of Winding River Road from the entrance of the ranch to the intersection with Owl Canyon Road.
  - b. Ditch repair on Winding River Road between Owl canyon and Balfour Loop.
  - c. Ditch repair on Haystack Coulee Road from the intersection with Cougar Trail to Lot 77.
  - d. A soft spot on Northern Harrier needs to be filled in to facilitate alternate egress from the ranch.

Board approved the road work unanimously.

6. Mr. Robbins and Mr. Briggs will develop road work plans for the spring of 2014, and review and update the "5-year" plan.
7. Mr. Robbins is searching out interested parties to participate on the road committee.
8. Financial – Ms. Neiman and Mr. Kaelberer will determine the accounts that are not active and need to be written off.
9. Financial – Mr. Kaelberer will supply the board with financial reports, now and at each board meeting.
10. Ms. Neiman expects an article from each one of the board members for the late fall newsletter.

Respectfully submitted

Marianne Kaelberer, Secretary YRRLC