

## YRRLC Board Meeting

December 12, 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. Seiver :

Seiver's have been going over past records. Last board gave them permission to go through all past records.

Board agreed to go through past records and get them organized. Renate said they had the necessary documents after the First Discovery. Need documents having to do with proof of approval for every lot. Renate said we have all plans and architectural approval; just need to go through past documents and emails.

2. Schuster:

Dave has not written "violation" letter to the Schuster's. Issue of "renter" vs "caretaker". Either way they are not in compliance with the covenants.

Dave will write letter.

3. Outstanding Dues:

After looking at the list of outstanding dues, it was concluded that the list was not correct. Board would like to know 1) to whom did the accounting firm send the Dues Notice, 2) Who received the Dues Notice (question of correct addresses), and 3) did the accounting firm follow up.

Renate pointed out several mistakes on the list: 1) people that are not delinquent, and 2) people that do not own the properties.

Renate has a website that is up-to-date on ownership of property. Marianne will determine correct owner for each lot according to website. Dave had updated the addresses. Are these corrections on the list that the accounting firm was using?

Discussion on who would call on delinquent dues: board members or accounting firm.

Jim will start this process. He will meet with the accountant and find out: 1) Who she sent Dues Notice out to, 2) What response she received, 3) Did she follow up, 4) Did she send to the correct addresses (double check addresses).

Dave asked about Casey Atkinson. Find out what we have to do as far as Federal and State. Did we file?

Discussed Notice of Lien. After 2 billing cycles are out property will be have a lien. Must be consistent.

4. Financial Status:

Tabled until list and dues are corrected.

5. Road committee:

Paul and Tom have not gotten together with Dean. Will do so and develop a plan.

Dean did Preventative maintenance this fall.

Some major work needs to be done. Several roads are washing due to plugged drain ditches. Must deal with ingress and egress roads first. Preventative maintenance will be key for the spring of 2014. We need to maintain the roads we have or they will deteriorate with increased traffic.

Renate feels the dues need to be raised.

Calcium Chloride doesn't seem to be working.

Elkhorn Road needs to be fixed to take the pressure off Wild Horse Run.

6. Architecture:

Gambols structure- June is deadline.

7. Vegetation and Weeds:

Dave talked to Mike Larson about preventative maintenance. No money at this time. Mike will continue to spray as in the past.

8. Website:

Renate asked Tom to take over the website. Tom said he could do it.

A motion was made and seconded that Tom would take over the website. Tom will not be responsible for "newsy" information.

9. Approval of Minutes:

The minutes of the September 22, 2013 meeting were approved.