

# Yellowstone River Ranch Landowners' Corporation

Minutes of the Annual Meeting Held on July 17, 2010

The Chairman of the Board, Harold Riensche, called the meeting to order with approximately 37 landowners present. Along with Harold, the other board members, Kristi Skelton, Don Youngren, Mike Fatchett, and Renate Nieman, the Developers' Director, were present (*note: 58 proxy votes were received from landowners not attending*).

The Minutes of July 18, 2009 were presented for approval. There were no corrections; a motion was made and seconded to approve the minutes. The minutes were approved as written.

The Treasurer's Report was presented and accepted. (*If you would like a copy of the Treasurer's Report or a Comparative Statement, just request these reports by email.*)

Harold gave the Weed Control Report. He said that the spurge bugs dispersed some years ago on the ranch are doing well, as are new patches of leafy spurge and other noxious weeds, following a wet spring. Range Rider Spraying has completed spraying roads in the ranch. He has not sprayed the roads that are going to be worked on this month. Harold said they hope to spray the cheat grass, abundant along the roadsides, in the late fall or early spring, to try to eliminate some of it. He mentioned the State's attention to an infestation of yellow star thistle found in Stillwater County. Yellow star thistle is especially dangerous to horses if they try to graze on it. Cleve mentioned that Stillwater County has equipment available for county landowners to use to spray weeds on their land. Backpack sprayers and spray equipment to be used on ATVs is available in Columbus and Absarokee. If you would like contact information on this, just ask. Harold's weed report was accepted.

Matt Catlin, the Road Committee Chairman, gave the road report. Matt thanked his other committee members, Ed Brown, Cleve Schuster, Steve Hopsiter, and Dan O'Neil, for their input and assistance. He said that they are working to make all of our ranch roads four-season roads. Matt also made mention of the need to have the roads crowned to allow water to drain away from the road surface. He stated that Northern Harrier Road has never been improved between Jacobs Hill Road and its intersection with Cougar Trail and Haystack Coulee. The sides of this road will be pulled in and pit run rock will be added to provide a road base about ten feet wide to the surface. Winding River Road has been graded and rolled. Wild Horse Run has had winter damage repaired. Owl Canyon Road from the driveway of Lot 185 is being repaired to above the driveway of Lot 144. Sunrise Drive is being graded and receiving some rock. There is also some road work slated to be done on areas of Cougar Trail, Granite Peak, and Northern Harrier Road from the rear entrance to Lot 76. Mike Fatchett mentioned two piles of rock that are available for pot hole repair. Driving habits on gravel roads, and driving at high speeds, were all mentioned. Matt's road report was accepted.

Mike Fatchett gave the Fire Report. Mike said there is an ambulance working from Reed Point now. There is also grant money available for homeowners who want to do fuel reduction work around their homes. The grant money provides a 75% - 25% cost split, with the 25% being paid by the property owner. He said the fuel reduction work being done by CRFD on the BLM land is still being completed. He said the County's emergency notification system is up and running. In order to be contacted, homeowners need to have obtained a physical address from Stillwater County. If you need information on any of these programs, just contact me.

Cleve Schuster gave the Architectural Committee Report. The Simpsons, Andy and Lisa and children, have occupied their new home on Lot 56. And, new homes are under construction on the ranch at this time: David and Jean Chadoir on Lot 111 and Jerry and Rosemary Wehunt on Lot 38. Kim and Nancy Feldt will soon begin construction on a home on Lot 180. Cleve's report was accepted.

Harold gave the Board of Directors Report. In the past year, the board has held five meetings. In September 2009 they addressed a complaint received about a substandard house on the subdivision. Our attorney was consulted and a letter was sent to the landowner stressing the need to rectify Covenant violations on his property. In a verbal conversation with the chairman of the board, the landowner agreed to bring his property into compliance as funds allowed. Roberta Moche of Yellowstone River Estates again offered the lot that the gravel quarry is located on to the landowners' corporation in lieu of all past and future dues payable for her lots; her offer was again rejected. The board approved the hunting project that Cleve Schuster proposed and developed. The board met on June 6<sup>th</sup> to prepare the necessary forms in announcement of the annual meeting. They also approved the road work that was proposed. Renate made a motion to raise the annual dues to \$ 300 per lot. All the board members approved the increase, except for the Chairman, who voted against raising the dues this year. Renate again made a motion to accept Roberta Moche's offer for Lot 157, the quarry lot. Two members voted to accept her offer, and three voted against the offer. It was announced that Roberta had asked that the quarry be closed and reclaimed. At the end of Harold's report, Paul Payne advised those in attendance that he had observed speeding ATVs being driven on ranch roads. A motion was made to accept the Board of Directors Report. Motion was carried.

Renate gave a brief report for the developers. She reiterated that the quarry on Lot 157 is closed. It will be reclaimed this summer. Renate repeated Roberta's offer of the lot that has the quarry. Renate's report was accepted.

Kim Skelton reported on the development of the river access site. Three picnic tables, three fire rings, and three grills are available at the site for landowners use. There is a chemical toilet also available during the summer months (May-September). Kim placed three trash cans on the site; he requested that those who use the facility carry out their trash after using it (BYOB – Bring Your Own Bag). Kim has also received a quote to treat the area for mosquitoes. It was also mentioned that some weed control would be useful. Kim's reported was accepted.

Mike issued certificates of appreciation to Kim Skelton, Cleve Schuster, Matt Catlin, and Don Youngren for their efforts in removing snow drifts in winter, clearing the river access site, and leading committees. A short recess was held before New Business was discussed.

The 2010 – 2011 budget was presented and accepted. It was suggested that the names of delinquent dues payers, along with lot numbers, and amount delinquent be published in the newsletter. The membership agreed, but the board will check the legality of such a posting with a lawyer before we proceed to publish such a list.

The election of directors was held. Cleve Schuster was elected to serve a three year term as a Director at Large, and Don Youngren was re-elected to serve in the one year, Resident Director's position.

The meeting was adjourned and a barbecue was held at Mike and Renate's home, due to the re-growth of weeds at the river access site and numerous snakes at the site.

Respectfully submitted by Laura Riensche

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