

Yellowstone River Ranch Landowners' Corporation



PO Box 452, Columbus, MT 59019

Dear Landowners,

The condition of the Ranch roads is deplorable as all of us who are residents know all too well. This is the direct result of the following factors:

1. The DRAMATIC increase in heavy construction vehicle traffic going to build sites.
2. The ever increasing SPEED of residents and delivery vehicles well over the 25 MPH limit.
3. The racing of vehicles as well as the "donuts" being dug into the roads.
4. The condition of our roads after recent "Spring" road work.

Spring road work was delayed by the contractor until Summer when the roads were bone dry and needed water in order that they be bladed and then rolled properly. This in addition to the sub-standard road mix previously used on our roads all combined leading to the current conditions.

NOTE: Bids are currently being sought from other road contractors and are under review by the Board.

The Board of Directors recently met and all the above was discussed at length. After that discussion it was determined that the Ranch roads are in an "emergency" state with no other description appropriate. Section 8.5 of the YRR bylaws allows for the declaration of an "emergency" by the Board. Once again after considerable discussion the assessment of \$200.00 per lot was approved. This decision was truly not arrived at lightly. The ever increasing cost of maintenance on Ranch roads, the static amount of annual dues combined with the landowners in arrears severely limits the amount of monies available to the Board for expenditure to contractors annually. There are several areas of the Ranch that require road work. The Board, after several road surveys, attempted to prioritize that work based on traffic usage, etc. The Board is attempting to plan future work, hire more capable contractors, spend appropriate monies to fix and then maintain those areas and not throw good money after bad. YOUR Board is working extremely hard on your behalf with the hope of maintaining OUR Yellowstone River Ranch.

Sincerely,
Your Board of Directors