

YRR Board Meeting Summary

March 23, 2013

Introduction:

An open board meeting of the Yellowstone River Ranch Landowners Corporation was called to order by the Chairman of the Board Mr. Harold Riensche at 1:36 PM on March 23, 2013 at the Columbus Baptist Church Fellowship Hall, 55 Centennial Road, Columbus MT. In addition to Mr. Riensche, board members present were Mr. Andy Simpson, and Mr. Matt Catlin. Ms. Renate Neiman Joined the meeting via Skype. Mr. Kim Skelton was not present.

The following are the salient points presented for each agenda item listed below.

Agenda Discussion:

1. Approval of Minutes of February 16, 2012 board of directors meeting. Board votes 3 to 1 to approve the original Basic Revision (date 2/20/2013) which did not include Ms. Neiman's reasons for her disapproval of the specific issue. Ms. Neiman did not vote in favor.
2. Covenant Issues. The following covenant enforcement issues were discussed.
 - a. Schuster Issue – Signed letter, dated 3/18/13, was received from Cleve Schuster stating that the individuals occupying his guest house are not paying rent and are providing caretaker responsibilities. The only fee they are required to pay is their portion of the utilities. Board voted 3 to 1 to accept this response, Ms. Neiman did not approve and made a separate motion that the exception for the Schuster's be not accepted, this motion was not seconded.
 - b. Rapp Building (Lot 223) – Mr. Simpson received an email approving the YRRLC to demolish the building on Lot 223. Mr. Rapp will send a signed letter stating this approval on Tuesday, March 26, 2013. Harold Riensche and Steve Tarbet will demolish the building.
 - c. Seivers Settlement – The board provided the Seiver's lawyer with a counter offer to settle the case on March 21, 2013. Board ratification of this offer was unanimous.
3. Outsourcing Bookkeeping.
 - a. Mr. Skelton and Mr. Simpson contacted 7 accountants in Columbus with estimated costs of \$1600 to \$4480 per year. Several accountants were given a list of accounting requirements/procedures to bid to.
 - b. Delinquency notices may be handled by the YRRLC in the short term.
 - c. Treasurer may not be required, but the function may be carried out by some board member or the secretary.

- d. Ms. Neiman made a motion that the discussion be tabled until the board gets inputs from the present treasurer, Mr. Kim Skelton, and the accountants that haven't responded with a two week timeline with a board meeting to decide on April 6, 2013 (public meeting or board phone call). This motion was approved unanimously.
4. Road Committee - Mr. Catlin, chairman of the road committee, reported on the recently released road work suggestions as determined from a recent inspection of all the roads of the ranch. An alternative assessment was presented by Mr. Dave Chaudoir that was a result of a drive the ranch roads on March 21, 2013. The board approved a motion unanimously for Mr. Catlin to meet with Mr. Dean Bruursema of Central Excavating to get bids for the work on the roads cited on both assessments. The board will review the bids and decide on road work priorities that fit the roughly \$55,000 available when the bids are received or at the April 6th, 2013 scheduled board meeting. Motion is carried, unanimously.
5. Landowner Volunteers for Ditch Cleaning Along Road Sides – The board discussed benefits of landowner volunteers, both community relations and saving of money. Mr. Riensche cited the example of using Mr. Catlin's skid-steer and the YRRLC paying for gas versus Central Excavating doing the same work for \$100/hour. The board also discussed having landowner volunteers sign a liability waiver prior to any work. Mr. Simpson will discuss with the YRRLC attorney. The board approved this unanimously.
6. Spring Roadside Vegetation Control - Discussion by the board on spraying the shoulders of the roads for noxious weeds in early April, (timing based on some growth of cheat grass – also known as downy brome) with a generic Roundup product (Glyphosate).
 - a. For Pets and People – let dry before allowing pets in the area
 - b. Livestock – keep lactating animals off for 24 hours, and for animals that are going to be butchered keep off 48 hours
 - c. Volunteers – Contact Mr. Schuster or Mr. Riensche
 - d. Volunteers need to sign liability waiver
 - e. Communicate via “email blast” and/or YRRLC web site
 - f. Stillwater County has no cost rentals of sprayer units for trucks or ATVs
7. Quarterly Financial Report – Mr. Kim Skelton, Treasurer, was not in attendance.
8. New Business.
 - a. YRRLC aluminum sign board – the corporation owns this sign board, but it's never been used. Mr. Riensche would like to sell it. Approved by the board, 3 to 1. Ms. Neiman opposed.

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- b. New Proxy Form – Motion to review proxy form by the next meeting, April 6, 2013.
Approved unanimously.
 - c. Motion by Ms. Neiman to have the secretary investigate web based sites to allow more landowners to participate in board meeting. Board approved the motion by 3 to 1 vote, Mr. Riensche opposed.
 - d. Issues were raised about the “junk” along the river on or near lot 121 owned by Ms. Neiman’s Corporation. Issue will be addressed at the next meeting, April 6, 2013 after Mr. Simpson addresses the issues of “grandfathering” (junk was there prior to the purchase of the land) and submitting the issue to the YRRLC lawyer. Renate will provide documentation.
 - e. Mr. Schuster’s email concerning the YRRLC board will be discussed at the next meeting.
 - f. Ms. Neiman needs to provide a listing of lots owned, or have interest in, by the developer. Send to secretary and the secretary will forward.
9. Next Board Meeting. - April 6, 2013, 11:00 AM at the Columbus Baptist Church fellowship Hall, 55 Centennial Road, Columbus MT.
10. Meeting was adjourned at 3:47 PM.

Respectively Submitted,

Dave Chaudoir
Secretary, YRRLC