

# YELLOWSTONE RIVER RANCH LANDOWNER'S CORPORATION

**BOARD MEETING –FRIDAY, MAY 20, 2011 – 6:00 P.M.**

**LOCATION: KRISTI & KIM SKELTON'S RESIDENCE**

**BOARD MEMBERS PRESENT:** Kristi Skelton, Cleve Schuster, Don Youngren, Renate Nieman (by way of Skype), Steve Hopsiter,

**Secretary/Treasurer:** Frankee Catlin

Kristi made a motion to call the meeting to order. Steve seconds the motion. All are in favor. Motion carries.

*Appointment of Secretary/Treasurer position.*

Cleve offers that Frankee Catlin was asked to be the temporary (Acting) Secretary/Treasurer. Cleve recommends Frankee for this position on a permanent basis. A discussion by all directors follows.

Don makes a motion to install Frankee as the Secretary/Treasurer. Steve seconds the motion. All are in favor. Motion carries.

*Approval of April Meeting's Minutes*

Minutes are reviewed.

Don makes a motion to accept the minutes. Kristi seconds the motion.

*Chairperson's Report – Current Issues*

Cleve states the weather is going south on us. There are lots of rocks on Winding River. The picnic table and bbq pit, garbage cans, are out of the picnic area. The fire rings were left there. The flood water has just started to come in the back channel from this morning.

No one has anything else to add. No motion necessary.

*Chairperson's Report – Update on Volunteer Activities*

Cleve offers that Matt Catlin will do the ditch work. Cleve will do the weed spraying. A discussion of the details follows. No motion necessary.

*Treasurer's Report*

Frankee hands out her Preliminary Proposed Budget. Frankee explains the report is a rough estimate. Frankee has more updating to do. The directors and Frankee discuss each item. Renate recommends having another meeting in the next couple of weeks so as to do a final review of the budget and the other documents that are to be mailed out.

It is agreed to meet again June 4th.

#### *Old Business – Covenant Violations*

Cleve reports receiving a letter from lot 139. Cleve explains they mentioned having a letter from the developer that grandfathered them in. Cleve has asked them to show the document. They have not yet shown the document. Cleve recommends Renate follow up with them regarding this. Renate states not having given any letter. Renate also states it might have been dealt with by a previous board.

Cleve reports for the 'little shed with the porch', lot 221. The letter came back as 'no longer at that address'.

Cleve reports for lot #223, they did receive their letter. We have not heard anything from them. I presume we will not hear anything from them. I recommend sending them a violation notice by certified mail. Everyone agrees.

Renate and Cleve discuss an extra one, Tom Ralstead's place. It is agreed to send Tom an original letter.

#### *Old Business – New Buildings*

Cleve reports Jim Martin is building. Renate asks about Martin's plans. Cleve mentions that Martin has turned in his plans. Cleve has inspected the site. It's a shop. Martin is putting a slab underneath it. Cleve's opinion is that it is good.

Cleve reports Dave Seivers is building. It is a barn. I received his plans. I noticed the mention of a Morton building with metal siding. I sent him a notice explaining metal siding is not allowed. You can have a metal roof, but the building had to be covered with a natural product. I have not heard back from him.

#### *New Business – Home Owner's Meeting in July*

Cleve mentions that the June 3<sup>rd</sup> meeting will provide Frankee will definite information for the budget report. Cleve asks if there is anything else to go over. A discussion follows. It is agreed to send out the meeting notice, proxy form and budget.

Cleve mentions the bbq to follow the meeting needs a leader. A discussion follows. Kristi and Renate agree to take charge for the food. It is agreed that the preparation for the picnic site will be taken care of by a community day. If the weather is questionable the day of, the alternative location will be announced at the annual meeting.

#### *New Business – Website Management/Ownership*

There is a discussion about the website. A quote submitted by Dave Seiver is reviewed. This quote is representative of an association owned website. It is agreed to allow Mike to continue maintaining a website for the association with the understanding that he is only to take final direction from the chairman for information that is to go on the website.

#### *New Business – By-laws/Covenants Changes*

Renate and Steve discuss these details. Renate and Steve agree to table this discussion for a separate meeting with that particular committee. This meeting will take place early enough to allow a proper report for the annual meeting.

#### *New Business – Bulletin Boards/New Information Kiosks*

Cleve mentions Steve and Nancy Tarbec would be interested in maintaining these. Since it has Mike and Renate's name on it, they preferred to get permission before proceeding. Cleve mentions there's enough scrap material around to build an additional Information Kiosk. It is agreed to move forward with the additional Kiosk and to allow Steve and Nancy to maintain them.

#### *New Business – Communications*

Cleve asks everyone what their opinion is of the communications? It is agreed that things have greatly improved, and to keep up the good work.

#### *New Business – Other Items*

Renate mentions needing to discuss the insurance once Irene's quote comes in.

Don asked a question directed to Renate. It related to a previous meeting's comment made by Renate about the responsibility of the bookkeeping. Renate explained herself. Don accepted her explanation.

Frankee reminds the board of needing to take care of the new signature cards and corporate declarations page at the meeting of the board of director that immediately follows the Members' annual meeting.

Frankee also asks for Steve and Kristi to sign the \$10,000 check to go to Dean for the usual down payment for the upcoming fiscal cycle (2011/2012).

Renate recommends meeting June 4, at Cleve's house at 6:00 p.m. for the final approval of what's to go in the mail. It is agreed by all.

Cleve makes a motion to adjourn the meeting. Don seconds the motion. All in favor. 8:10 p.m.

An amendment to the meeting date being June 4. Frankee received a call from Renate a few days before June 4<sup>th</sup>. Renate stated that everyone thought of June 4<sup>th</sup> as being a Friday. June 4<sup>th</sup> is a Saturday. Renate mentioned others had scheduling conflicts with Saturday. Renate and I agreed we'd make Friday work.