

## **Yellowstone River Ranch Landowners Corporation Board Meeting Minutes**

Date: June 10, 2012

Time: 3:00PM

Location: Home of Kim and Kristi Skelton, 153 Winding River Road

Board members in attendance:

Kim Skelton

Dan O'Neil

Jim Kaelberer

Renate Nieman

Minutes taken by: Mike Fatchett

Members in attendance: Nancy and Kim Feldt, Kristi Skelton

The meeting was called to order at 3:10pm by Dan O'Neil.

The board signed the waiver of meeting notice.

### **December 31, 2011 Meeting Minutes**

Jim Kaelberer made a motion to formally accept the December 31, 2011 meeting minutes that were previously approved via email. Renate Nieman seconded the motion. All approved.

### **2012-2013 Dues assessment discussion**

Dan and Kim met with Central Excavating and drove the ranch roads. After driving the roads Dean with Central Excavating estimated that we could easily spend in excess of \$100,000 a year for the next four to five years to get all the roads in good shape. This would require yearly dues in the order of \$500 to \$600 per year.

Kim Skelton commented that raising the dues to these levels during these very difficult economic times could place additional hardships on the members and he recommended that the dues be returned to \$300.00 per year. Dan mentioned that the dues were \$200.00 in 1994 when the ranch was started and that after 18 years an increase of \$100 per year was not out of line especially with the raising costs of fuel and other expenses related to road work and weed spraying.

Kim Skelton made a motion that the 2012-2013 yearly assessment shall be \$300.00 per lot. Jim Kaelberer seconded. All approved.

## **Billing**

There was a discussion on the timings of the billings. The dues are due July 1<sup>st</sup> and January 1<sup>st</sup>. In the past the billings have been mailed out around July 1<sup>st</sup> and January 1<sup>st</sup>.

Renate Nieman made a motion that billings will go out 30 days prior to the due date of the assessments. Kim Skelton seconded. All approved. It was also decided that the July 1<sup>st</sup> billing will be mailed with the meeting notice that will be sent 30 days prior to the annual meeting.

## **Budget 2012-2013**

The board prepared the Proposed budget for the 2012-2013 fiscal year which will be presented at the annual meeting, mailed to the members with the meeting announcement and made available on the website. Renate Nieman made a motion to approve the proposed budget, Jim Kaelberer seconded, all approved.

## **Meeting announcement/Proxy form/Agenda**

Jim Kaelberer made a motion to approve the meeting announcement, proxy and agenda. Kim Skelton seconded, all approved.

## **River Park**

There was discussion about what needed to be done this year to host the annual picnic at the river park located on lots 103 and 104. It was expressed that the park was created for people that do not own river front property. It is a place where the community can gather and enjoy the river. It is a good place to swim or fish. While many of the residents of the ranch may not use the park, it is used frequently by non residents and as an amenity to the ranch it should be maintained. It was also noted that there is one resident owner who has been outspoken about spending funds on the park but uses it fairly regularly.

It was decided that a maximum \$1,000.00 would be budgeted to maintain the park. This would include mowing, weed and bug spraying and a portable toilet for a short period of time. An email will be sent out asking for volunteers to help with the maintenance to keep costs down. Jim Kaelberer and Mike Fatchett offered their ATV's and sprayer to be used for weed and or bug spraying. Jim Kaelberer would contact the county and Mike Larsen for guidance on the types of bug sprays that would work best.

## **Liens and outstanding assessments**

There was a discussion on outstanding assessments and updating and filing new liens on owners who are quite delinquent and who have failed to contact the corporation about their outstanding balances. Kim Skelton said that many owners have contacted him and have made payment plans or have paid their dues fully. A number of lots have recently sold and we have collected the outstanding assessments from those lots.

Discussion was held on the delinquent dues owed by Yellowstone River Estates Ltd. The board reviewed the audit that was done. Kim Skelton stated that a payment of \$4,000 was received and applied toward the dues. The board discussed the validity of the dues owed on lots returned to YRE Ltd. during the period when road construction was being done by YRE Ltd. The board accepted the finding of the audit and would bill YRE Ltd accordingly.

## **Roadwork**

There was a discussion on the bids received for the road 2012 road work projects. The roads were driven by Dan O'Neil and Kim Skelton and Central Excavating. Central Excavating provided a number of bids for work around the ranch from that audit and comments made by owners to the board directly.. Bids were obtained and a tentative plan has been created as a guide for roadwork for the next 3 to 5 years. This plan is fluid as there is no way to predict weather and future road conditions.

Jim Kaelberer made a motion to approve bid totally \$39,310 for road work for the 2011-2012 year. Kim Skelton seconded. All approved. These bids will include grading and maintaining Winding River road from the front entrance to Elk Horn. Work on Night Hawk from Lot 7 to the end of the road. Work on Coyote Pass, Arrowhead, and Winding River from Owl Canyon on the road going toward Balfour loop.

There will be a basic plan and map that will be made available on the web.

## **Covenant Violations**

### Lot 218-Unapproved building

The owners of this building would not agree to follow the covenants of the ranch and remedy the violations. This case has been filed with the District Court and is awaiting action by the court.

### Lot 223-Unapproved building

The owner of this lot was selling the lot under a contract. The buyer has defaulted on the owner and has left a partially constructed building that was not approved. The board has been in contact with the owner. A formal letter of violation will be sent to the owner.

### Lot 139-Clarification

The owners of this lot purchased the property with a structure on the property. This structure was never approved as a dwelling. The board has asked that the new owners sign a letter that they will not use that building as a residence. The owners have expressed some concern signing the letter we prepared. Dan O'Neil volunteered to contact the owners again to ask them for some type of written notice.

Lot 221 and Lot 93 have Storage sheds that appear to have living quarters. Letters have been sent to both of these owners. While storage sheds are allowed, they are not allowed to be used as cabins or to reside in. The board will continue to follow up.

Renate made a motion to adjourn the meeting. Second by Kim Skelton. All approved.