

Yellowstone River Ranch Landowners Corporation Board Meeting Minutes

Date: July 19, 2012

Time: 7:00 pm

Location: Home of Kim & Kristi Skelton

Board members in attendance:

Kim Skelton

Dan O'Neil

Jim Kaelberer

Jim Gebel

Renate Nieman

Minutes taken by: Diane O'Neil

Members in attendance: Richard Zimmerman, Doug Kidd, Steve Tarbot, Kim Feldt, Mike Fatchett, Mr & Mrs. Bob Moss

The meeting was called to order at 7:02pm by Dan O'Neil

June 10, 2012 Meeting Minutes

A motion was made and seconded to formally accept the June 10, 2012 meeting minutes, previously approved via email. All approved.

Covenant changes

Copies were presented to the Board and members present, of the final draft of Covenant changes to be approved, then filed. Dan stated that most of the changes were those recommended by the 2011 Covenant committee. There were changes in wording/clarification and a few changes rejected by the developer. Removed from the Covenants was the ability in future for a simple majority of the Board (three of five members) to make changes to the Covenants. The new requirement for changes will be a two thirds majority of all the landowners in good standing.

Kim made a motion to approve the changes. It was seconded by Jim Gebel. All approved. Each Board member signed the document, and Kim stated he would file it at the courthouse the next day.

Request for financial information

Dan stated that a request/demand had been received from Laura Riensche for certain financial files of the corporation to be turned over to her. After discussion and consultation with the attorney it was decided to deny her request. They felt that giving out sensitive, personal information of landowners (open customer invoices, customer balance detail, etc..) could be a liability to both the landowners' association and the Board. Copies of the check register and balance sheet were on the table, available for the members present.

Annual Meeting preparation

Renate discussed what printouts she would have copied the following day, to be available to landowners at the annual meeting, and asked if there were any others needed.

Dan requested Kristi Skelton give him a summary report as to current buildings being built, and requests for approval so he could provide the information at the meeting.

Check Approval

Kim had two checks written out for the legal fund. The first was for funds that had been budgeted in 2010/2011 and not used. The second was for unused funds in the 2011/2012 fiscal year. A third check was written to the fire fund for funds not used in the 2010-2012 fiscal years.

Member questions

A member asked the state of the roadwork. Kim said he'd talked to Dean, and that with the Stage II fire restrictions put in place a few weeks ago, he could only work from 6am-1pm, rather than his normal hours of 7am-7pm. This had put him behind schedule on a previous job, but he anticipated arriving on the ranch in the middle of next week to begin the roadwork.

Dave Chaudoir asked if the Board knew of a restriction on placing a material to lessen dust on the portion of Winding River Rd. that runs in front to his house. A couple of suggestions were brought up by members possible people to talk to in order to find what materials are approved by the county and state.

Kim Feldt asked if the Board knew if Dean was still willing to work at the ranch after apparently (allegedly) being harassed by former board members and other landowners. Kim Skelton said that in his phone conversation the night before, he asked him, and Dean said he was very much on board.

Jim Kaelberer made a motion to adjourn the meeting, and it was seconded by Kim. All approved.