

**Yellowstone River Ranch Landowners' Corporation**  
**Board of Directors**  
**Meeting Held July 20th, 2011**  
**Minutes**

Members present were Dan O'neil, Jim Gebel, Renate Neiman, and Kim Skelton  
Mike Fatchett attended to discuss Website and Kristi Skelton took minutes as temporary secretary.

Meeting Called to order: 7:00PM

**Objectives of Meeting:**

Decide Officers, Appoint Committee heads to replace those who resigned.

Discuss current affairs of ranch, Roads and Weeds.

“Waiver of 10 day rule to have a meeting” was signed by all present.

Jim Gebel acted as Chairman for the meeting.

Approval of Previous minutes: All read the minutes: A motion was made to approve them my  
Kim, Seconded by Dan. Minutes Approved.

The new board would like to share more information with the members to provide  
transparency of Corporate operations.

**Positions were voted on unanimously:**

Chairman: Dan O'neil

President: Kim Skelton

Treasurer: Kim Skelton

Secretary: Kristi Skelton

Frankee Catlin resigned as Secretary Treasurer on July 19, 2011.

Cleve Schuster resigned as a Director at large on July, 18, 2011 in an email written to Kim Skelton. He also resigned his positions on the Architectural and Weed committees.

It was agreed that the policies and procedures for each position should be carefully delineated for the future so that current and incoming Board Members and officers will know what their duties require. All agreed to contribute to these ideas and bring to next meeting.

**Corporate Resolution for Change of Signers from Bank on the Accounts:**

Things to get to bank: Updated Corporate Resolution, Copy of minutes which include updated corporate positions, Copy of Driver's License and SS number for anyone not currently banking with Yellowstone Bank, letter approving signers and also delineating access electronically to view account.

Signers decided: Dan, Kim, and Jim

Frankee Catlin agreed to bring the Corporate records, computer and all things related to the corporation to the Skelton's on Thursday July 21, 2011.

### **Website:**

Mike explained that he is willing to continue donating his time and money for the YRRLC.COM website.

He would like to put monthly reports including minutes on quickly and work with the new board to scan

prior board meeting minutes and publish them on the website.

There was a discussion of how things will be updated on the website and what emails can be sent via the

email membership list. Dan agreed to write up a policy that would be discussed at the next meeting.

Mike clarified how the email lists worked to the new board members.

Mike will look into using "PayPal" for members to pay dues for the future.

A discussion on the creation of a Ranch directory was held. Some concerns were expressed about privacy issues.

### **Insurance:**

The Corporation received a bid from Farmers insurance that would significantly reduce the cost of insurance while our coverage's will remain the same or will be higher. Both policies for insurance were reviewed. Our current insurance through the Mandeville Agency is \$3300.

The Farmer's quote was \$1200. A motion was made by Kim to accept the bid from Farmer's, 2<sup>nd</sup> by Dan, Motion carried unanimously to change insurance carriers. The Corporation will be refunded the unused portion the policies held by the Mandeville Agency.

### **Covenant Issues:**

Seiver's Garage Lot-218: A violation letter was mailed by Cleve in June. The Seiver's sent an informal email to Kim that stated they wanted to work with board with some demands, he encouraged them to send a letter to the board stating what their ideas were.

Delahousse's Lot-223: Have not responded to the letters sent by Cleve.

Craycraft's Lot-139: Patti met with Renate and stated that they had no intentions of ever using the building as a residence. Patti said that they only use the building as an outbuilding for shelter when the camp on their lot to get out of the weather. She has agreed to submit something in writing to the board that the structure will always be a shed and not living quarters.

Tom Ralston Lot-93: Needs to be sent a letter saying that we believe that your structure does not comply with the covenants.

Callison's Lot 61: It was brought up that they are intending to add on their home. Their foundation will need to comply with the covenants before any additions can be made to the home. There may be an issue of overhead electrical lines running between buildings that may need to be buried.

All covenant issues will be discussed by the board. The board will interview several attorneys. Covenant violations will receive letters from the association attorney.

**Roads:**

Dean will be invited to discuss the road work. The bids from spring were reviewed by new board. It was agreed that the roadwork will be posted on the website along with a balance sheet of the budget as it is being spent.

The board discussed working on a long term road plan. The board would like to show all the members what roads are to be worked on through the year and over time.

**Architectural Committee:**

Cleve S. resigned leaving Kristi, she will ask some other members of the community to join it. Dwight Day cannot participate now for personal reasons.

**Covenant Committee:**

Dan has agreed to take over this committee. Steve H. resigned at annual meeting. Dan will send an email to group and get together to finish it. It will then be sent to an attorney to make sure that it adheres to Montana State Law and that the changes and wording are proper. Dan and Renate to get quotes from Attorney's for work.

**Next Meeting:**

July 26<sup>th</sup>, 2011, 7:00  
Meeting Adjourned.