

Yellowstone River Ranch Landowners' Corporation
Board of Directors
Meeting Held July 26th, 2011
Minutes

Members present were Dan O'Neil, Jim Gebel, Renate Nieman, Kim Skelton, Matt Catlin, and Dean Bursemma. Kristi Skelton took minutes as temporary secretary.

Meeting Called to order: 7:00PM

Matt Catlin:

- Matt reviewed road bid to help new board understand bid.
- \$7,200 has been spent. The rest of the first portion of that section goes to repair Winding River where it "Y's" off where it meets Elkhorn.
- Cougar Trail work next toward Haystack Coulee, we will improve road, crown and top with ¾" material.
- Balfour Loop – we will fix low spot at Winding River and Balfour Loop
- Wildhorse Run, past Steve and Pats prior to Washingtons is a low spot, putting in a culvert so road won't wash out (near power box).
- Night Hawk: Fixing hill, adding culvert. Vanderschnidt to reimburse YRR for culvert.
- Owl Canyon: 2nd hill past "Y" just past 2 duck ponds where rocks are, top base is gone, getting topper.
- Reviewed work that is awaiting further funding.
- Matt working on master plan for longevity of road system.
- Renate mentioned a section of Coyote Pass at the back of the ranch that appears to be washed out.
- Haystack coulee just before Chuck Halls Driveway needs to be smoothed out. It will take 2 dump trucks and Chuck will spread it out.
- Last year's totals reviewed, clarifying big picture.

Dean Bursemma (Central Excavating):

- Kim explained that they are trying to set up a long range goal for all roads and post it so people can see when their road will be done. Dean agreed to ride along at the end of the summer and help advise for the notations of the map for future plans.
- Dean agreed that they are all on the same page. Discussion was held regarding adding concrete to curve; Dean said that the concrete gives excellent bolstering to the side of the road. Beartooth paid Dean to replace damaged culvert on Winding River Rd so he deducted that from his bid.
- Kim clarified to Dean that if he had any questions regarding billing to call him, that he was the treasurer.
- Dean presented a bill for \$4,770. Kim made a motion to approve it and write a check on the spot, Jim 2nd it, motion carried, all ayes.
- Experimental road base is doing well all agreed.
- Dean to resume work in approx. 2 weeks.
- Matt and Dean to check out the Zimmermans road soon, it will likely need 2 dump trucks worth of finer base.

Matt:

- Kim clarified things with Matt:
- Frankee worked April 20 to July 20 which is 3 months, they agreed to \$825 in pay.
- Kim asked Matt to ask Frankee if anybody authorized the new printer purchase. Frankee will not return Kim's phone calls. Also, the Sign in sheet, records of election and ballots are missing.
- Kim made a motion to pay the Catlins in full for their \$658 in expenses, Dan 2nd. all ayes, motion carried, check was written.
- Matt will get permission prior to burning slash piles. Mat will talk to Rich at Columbus fire dept. so that they participate and watch.

Approval of prior minutes:

Renate made motion, Dan 2nd, motion carried, minutes were approved.

Annual Meeting minutes:

Minutes were reviewed from the annual meeting and will be posted to the web immediately. A copy will be mailed to the membership. Dan made a motion to post the minutes, Renate 2nd. Motion carried.

Website Direction Policy:

A policy for the website was written by Dan. All read policy. Jim made a motion to approve the policy, Renate 2nd. Motion carried, all Ayes.

New Board Member:

A notice will be put on the website asking the Community if anyone is interested in being on the board and also to be the secretary. Website will carry all info.

Liens:

- Secretary files liens. None have been filed since Laura quit.
- Kim to complete aging report then will make a report to the board
- Kim thinks an actual book keeper should file liens and do the taxes.
- Dan suggested policy for protocol of the secretary, Kim agreed to do it, to dissect the position to separate into Secretary, Treasurer, and books/taxes.

Office Supplies:

It is agreed that the files should be put in a file cabinet and that the lots should be placed in numerical order rather than by name for easy access. Dan made a motion to allow purchase of the file folders and filing cabinet, Kim 2nd, motion carried, all Ayes.

Kim reviewed income coming in:

- There are 195 lots that pay. 125 lots just paid, they will work on getting it to 175.
- A letter will be written by Dan that addresses the dues amount. He will write a letter stating the pros of raising the dues and he will have a member that didn't like the dues being raised to write the cons of raising them and take a tally from the entire membership.

Corporate records:

Kim went to the Schuster's to retrieve the corporate records, all of the records were in Claudia's Shuster's car, and were in disarray. The printer was upside down, but it works. The secretary gave a non board member sole possession of the corporate records. Sign in sheet, ballots, and other things are missing.

Receipts:

- Renate provided and invoice for the annual picnic reimbursement costs. They were within budget.
- Receipts were turned in for fence repair in Park to keep cows out. Renate donated wood posts and barbed wire for purpose.
- Cleve turned in Receipts for weed spraying, Kim will call Cleve and discuss it for clarification and get leftover weed spray and spraying logs.
- Don turned in a receipt for the purchase of a sign.
- Chuck Hall turned in a receipt for \$50 for helping bury fire tank.

- All receipts were approved for payment.

Attorney:

- Dan's is \$250 per hour, and can make a boiler plate for violations, his name is Bruce Fain.
- Dan also mentioned another one, Gordon Williams of Columbus that may be good, he will contact him and find out his fees.
- Renate discussed making sure that the funds are still separate for budgeted amounts for the legal fees.
- Seivers to receive a letter from the board asking what their intentions are. Kim will write the letter.
- Renate to contact lot 139 owners regarding their intentions.

Insurance:

Dan to review the policies but made a motion to approve the Farmers quote. Jim 2nd. Motion approved, all Ayes.

Meeting Adjourned.

Next Meeting to be determined in the future