

MINUTES

Yellowstone River Ranch Landowners' Corporation
Board Of Directors Meeting
September 3, 2010 - 6:00 pm

Members Present: Cleve Schuster, Donald Youngren, Kristi Skelton, Renate Nieman, Steve Hopsiter, Nancy Feldt, Secretary/Treasurer.

Kristi called the meeting to order.

Renate stated that she had contacted two attorney's in Billings and Kristi stated that she had contacted an attorney in Columbus, in the event that the Board may require their services regarding a possible lawsuit initiated by the Belvins. They stated that they were only in the interviewing stage at this point, and they would present the Board with their names, address and fee schedules as soon as possible.

Cleve and Don clearly stated that they were opposed to hiring an attorney for the Belvins, as this has been unsuccessful in the past. Don stated that he would like to see the landowners try to settle issues "in-house". Cleve stated that it is important to have representation by an attorney when the Board may need to address other issues that should require legal opinions or actions in the future.

Don stated the he would like to see a newsletter go out by October 1,2010, and Cleve advised that Claudia Schuster has offered to be in charge of the newsletter which could be submitted on a monthly, quarterly or semi-annual basis depending on the amount of information available.

Renate suggested articles that could be included in the newsletter might concern horse owners who may be interested in riding with others, sharing recipes, park updates, weed updates, an opinion column, a newcomer's corner and birthdays.

Cleve inquired as to the status of the website, and Renate explained that it can be accessed at yrrlc.com and that the only current link is to the Bylaws. Cleve suggested putting the newsletter on the website as well as the minutes, and that it would only be mailed out to landowner's that do not have access to email. It was also suggested that the names, telephone numbers and email addresses of the Board members and the Secretary/Treasurer be published in the newsletter.

Renate requested an update regarding the financial status of the Association, and Nancy Feldt advised that the books were currently at the offices of K.C Atkinson, CPA, who is conducting an audit which will be completed by Friday, September 10, 2010. Nancy reported on the current status of the checking and savings accounts and introduced a letter from Attorney, Douglas Howard, Heard & Howard, Columbus, MT, who rendered a decision against publishing a list of names, lot numbers, and amounts due from all homeowners who are delinquent in their dues, stating that this may lead to claims of defamation by disgruntled landowners and may require the corporation and Board members to defend themselves against any possible claims. The Chairman was advised to communicate this finding with Paul Payne who had originally initiated the request.

Renate stated that she had spoken to Roberta Moche regarding Lots 156/157. She stated that Roberta still desires to give either lot to the Board in lieu of paying delinquent dues. Don

questioned how this would benefit the Board, and Renate suggested some alternate uses. Cleve stated that this information should be included in the next newsletter. Steve stated that he believes Roberta should be responsible for paying her dues.

Cleve made a motion to include the current status of these lots, Roberta's desire to give either lot to the Board in lieu of paying delinquent taxes, ideas for possible use of the land, and that this information be included in the next newsletter dated October 1, 2010. The motion was seconded by Steve, and the motion carried.

Discussion then ensued regarding weed control, and Cleve stated that \$1,500 was paid to Range Rider Spraying for weed control and their services were adequate at best. Cleve suggested offering an incentive to residents to do weed spraying by giving them a discount on their homeowner's dues, for example: an 8-hour day could reduce dues by \$25.00. Cleve also advised that he is licenced to purchase weed spray, that a day could be designated for spraying, and that the County rents spraying equipment free of charge. He advised for this Fall, Cheatgrass is very prominent at this time and it is important to eliminate it with Roundup as soon as possible.

Cleve suggested putting information in the newsletter that the Board is seeking volunteers to do road spraying this Fall and there may be compensation for doing so.

Renate mentioned that there is a message board at the entrance to the ranch and that she has another board which has never been used. Cleve suggested placing information the newsletter regarding these boards to see if anyone might be interested in maintaining them and be in charge of posting information on them.

Don suggested having a Bylaws Committee Chairman, a Weed Committee Chairman a Parks Committee Chairman and Roads Committee Chairman that would report to the Board. Renate suggested placing information in the October newsletter for recruitment of these positions.

Don recommended reducing Association dues and suggested voting on this issue at the next annual meeting. He also suggested that the budget be based only on dues that have been paid and not an anticipated losses for unpaid dues.

Kristi made a motion to discuss Homeowner's dues at the next annual meeting when discussing the budget, and the motion was seconded by Renate. The motion carried.

A motion was made by Kristi and seconded by Renate to adjourn the meeting and the motion carried. The meeting adjourned at 7:49 pm

Submitted by: Nancy Feldt, Secretary/Treasurer