

## MINUTES

### Yellowstone River Ranch Landowners' Corporation Board of Directors Meeting

October 18, 2010 - 6:30 pm

Location: Kim & Kristi Skelton's home

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

A motion was made by Kristi to open the meeting. The motion was seconded by Renate and the motion carried.

Kristi stated that she had invited homeowners to attend the Board meeting to enable more transparency, and that a 10-day Notice was given in order to accommodate Don's schedule as he was going out of town on a hunting trip. A Waiver was prepared for the Board members to sign, as this meeting was held earlier than originally noticed. Don expressed concern about improper and timely noticing and did not sign the Waiver as a result.

Kristi reviewed a handout distributed to the Board and the landowners present, containing information regarding contact information and various Committees, and what the new Board has been doing which was discussed after the adjournment of the Board meeting. Kristi then introduced the new Board Members and Secretary to the landowners present.

Approval of Minutes for September 3, 2010: A motion was made by Don and seconded by Steve to approve the minutes of September 3, 2010 as originally submitted.

Update on roadwork completed on the ranch: Matt Catlin, Chairman, Road Committee, advised that Dean had been paid for all of the roadwork he had completed on Northern Harrier, Haystack Coulee and Jacobs Hill. He stated that Dean had re-graded Winding River Road free of charge. In response to Steve's inquiry about Dean using the wrong road mix on Wild Horse Run last year, Matt stated he would contact him regarding the status of redoing the road at no cost, which was Steve's understanding at the time this occurred. Cleve encouraged everyone to utilize the entire road when it is snowing and avoid driving in the center which creates slippery deep ice grooves.

Update on Lot 61: Kristi advised that a septic system has been installed on Lot 61, and that the landowners are making progress and saving for a concrete foundation.

Weed Demonstration: Kristi asked Cleve if he would be interested in putting on a ½ hour demonstration for landowners regarding noxious weeds, and he stated he would be happy to do so, and will call upon Harold Riensche for assistance as he serves on the Weed Committee and is very knowledgeable regarding weed control.

Newsletter: Renate suggested adding a "Resources on the Ranch" section to the newsletter and Kristi stated that since it is hunting season, perhaps sharing some venison recipes would be a nice addition to the newsletter as well.

Cleve and Claudia Schuster donated a computer to Secretary, Nancy Feldt, to be used to run QuickBooks and other software necessary to do her job. This donation saved over \$400.00

in funds that might have been used to purchase another computer. Kristi stated that she has a printer she can donate as well. Thank you Cleve, Claudia and Kristi.

Communication between Board Members: Cleve stated that he is opposed to communicating via email as in the past, many of his emails have been misunderstood. He stated that he requests to be contacted by phone or to drop by his house.

Renate stated that in the past, the Board always operated very smoothly communicating via email, and that she believes everything should be documented in writing.

Kristi stated that she would not have a problem hard mailing Cleve and Don and they both advised that a phone call would be fine. Steve also stated that he is fine with a phone call or email.

Other Business: Don inquired about the YRRLC website, stating that he would like the Board to own it. Mike Fatchett, the current website administrator, advised that he originally created the website and that all websites require an administrator. Cleve explained to Don that the Board does own the website as they determine what they want to put on the website such as minutes, resources on the ranch, and the newsletter. Following discussion, the decision was made that the Board will decide what is published on the website and forward this information to Nancy Feldt, Secretary, who will contact Mike for publication.

Don thanked Harold and Laura for their nine year tenure on the Board and for all of their hard work.

Cleve suggested purchasing three new reflective signs to be posted at various entrances to the ranch which would read "Private Roads, No Public Access, Trespassers will be Prosecuted". He stated the signs will cost approximately \$120.00 per sign. Following discussion, Cleve made a motion to purchase the signs. The motion was seconded by Kristi, and the motion carried.

Discussion ensued regarding proper noticing of Board meetings. Cleve and Steve stated that they are concerned that the Board is not giving ample notices for Board meetings, suggesting posting notices on the bulletin board at the front of the ranch. Renate made a motion that the Board hold open meetings. Steve seconded the motion changing the verbiage to "having the option to hold open meetings", and the motion carried.

Laura Riensche advised that a 30-day notice is required for an Annual Board meeting.

Kristi made a motion to adjourn the Board meeting. The motion was seconded by Don and the motion carried.

The open session of the meeting commenced and Kristi reviewed her handout containing information regarding the Road Committee, Covenants Committee, Weed Committee, Parks Committee and the Fire Committee which contained contact information for each Committee Chairman.

Mike Fatchett advised that two water tanks on the ranch have been drained, and that he and Kim Skelton are working on hard plumbing/piping the area where Dean pulls out water for work

on our roads. He stated that this will also enable the fire trucks to hook directly to the pipe. Mike also mentioned that the BLM is still working on fuel reduction on BLM land. He also explained that the brush on Owl Canyon will be picked up by the BLM, and that the landowners are welcome to gather up the wood for their own use. He further stated that it would be very helpful, in case of a fire, that that landowners put their address in front of their house and to identify the location of any cisterns on their property, so the fire department can find the home and be able to utilize the cistern for extra water if needed.

Chuck Hall brought up emergency situation regarding lots 81 and 82 located on Cougar Trail, stating that the culvert (which is too small) is flooding. He stated that if we do not have funds to pay Dean to repair this problem, he will use his own backhoe to raise the grade if he can get materials needed to divert the water from the road into the culvert. Chuck stated that he will call Matt Catlin, Road Committee Chairman to discuss this problem as well.

Discussion ensued regarding reclamation of the gravel pit. Renate stated that Dean had submitted a bid to perform the work and that she would verify with Dean if the original bid was still good. Cleve stated that the work needs to be done and that there is no gravel left in the pit.

The Board thanked everyone for coming to the meeting and for their valuable input. The meeting then came to close.