

## **Yellowstone River Ranch Landowners' Corporation**

### **Meeting Minutes**

**Date: December 31, 2011**

**Time: 11:30 AM**

**Location: 141 Winding River Road, Lot 107**

Directors and Officers present: Kim Skelton, Jim Gebel, Dan O'Neil, Renate Nieman, Jim Kaelberer

Members and guests: Harold Riensche, Kim Feldt, Richard Zimmerman, Dave Chaudior and Mike Fatchett

11:30am Dan O'Neil called the meeting to order

The Board agreed that Mike Fatchett would take the minutes of the meeting.

#### **Approval of September 2<sup>nd</sup>, 2011 meeting minutes**

Motion was made by Renate Nieman to accept the September 2<sup>nd</sup> meeting minutes. Kim Skelton, 2<sup>nd</sup>, all approved.

#### **Formal approval of actions of the board**

Motion was made to approve the appointment of Jim Kaelberer as a director to replace the position vacated by Dave Chaudior by Kim Skelton, Jim Gebel 2<sup>nd</sup>, all approved.

#### **Financial Report**

Kim Skelton had sent out letters to owners with delinquent dues. He reported that a number of people had paid their back dues or were sending in payments.

#### **Covenant Issues**

Lot 139-We still need something in writing from the owners acknowledging that they understand that structure on their lot cannot be used as a residence. The owners have verbally contacted the board and have said that they do not intend to

do so, but the board would like written confirmation of this. Dan O'Neil volunteered to contact the owners. Kristi Skelton had sent a letter that has gone unanswered.

Lot 223-The owners have sent in plans to remedy the issues with their building. There are still a few issues to work out and the process is moving in a positive direction.

Lot 146-There was a discussion about a possible issue with a bathroom and no septic approval on this lot. It was agreed that a letter should be sent to the owner to discuss the matter. Nobody is residing on the property at this time.

Lot 218-Renate Nieman made a motion to approve the legal actions against this lot owner for a number of violations. Jim Gebel 2<sup>nd</sup>. All approved.

### **Old Business**

There was some concern about what happened to all the left over weed spraying chemicals that the association purchased. Dan O'Neil volunteered to contact Mr. Schuster who was in charge of the weed spraying.

There is a need for someone to head up the River Park area of the ranch. This person would need to organize work parties and coordinate maintenance of the park area for mowing, weed and insect spraying, moving the tables back in place after the high waster recedes, etc. A notice asking for help will be put in the newsletter and website.

There was discussion on the Secretary position. The billing and accounting functions have been given to the Treasurer and the Secretary/Treasurer position has been split so the board is looking for someone to take meeting minutes and possibly prepare letters for the board from time to time. This would be a volunteer unpaid position and would not be the Corporate Secretary.

### **Fire Report**

The 4000-gallon tank on Wild Horse was buried but we are still waiting for parts from the supplier to provide easy top access for filling. The tank is currently empty. Kim believed the parts were in. This project will continue in spring. Once again thanks to all who helped move and bury the tank! The parts for the water point at the River Park are in. This project will continue in spring.

## **Road Inspections**

Members of the Board had hoped to tour the ranch with Central Excavating, Dean recommended waiting until Spring as the roads would need to be inspected after Winter.

## **Website**

We are still working on getting the past years minutes and reports on the web as time allows.

## **Newsletter**

The Newsletter should be out in January. This newsletter will only be available via the email list or the website as an effort to save mailing costs. The newsletter will no longer be restrained to a certain number of pages because of mailing costs.

## **New Business**

### **Special Assessment**

There was a letter sent out to all the Landowners' about the Special Assessment. A number of replies were received with most being positive or asking for clarification and one negative, who felt it was a bad time to raise dues in our current economic climate.

It was noted that the prior board approved a reduction of the dues prior to receiving any bids for the roadwork recommended by the Road Committee.

There was some discussion with the board and members present about the special assessment.

Kim Skelton made a motion that the Corporation would assess each lot owner \$50.00 that would be included on the January dues billing. Jim Gebel 2<sup>nd</sup>. All approved.

## **Weeds**

Jim Kaelberer volunteered to find a contractor to spray the weeds on the ranch. There was a discussion of about many of the lesser-used roads and the grasses that are taking them over. We need to be more vigilant and spray these grasses in spring so that they are not an issue later in summer with the possibility of a vehicle igniting a fire due to the high grasses in the roads.

## **Fire**

Columbus Rural Fire District has annexed the area that the Reed Point Fire Company covered in Stillwater County. This should provide better response to ranch and area, as we will have more resources to respond.

## **Covenant Revisions**

Renate Nieman proposed that the covenant changes that had been worked on last year should not be dropped and that there was a lot of hard work put into the new document but the process was not completed. Renate Nieman, Dave Chaudior and Dan O'Neil served on the committee and will work on finalizing that document for presentation.

## **Firewood**

Richard Zimmerman is looking for Firewood. If you have downed trees and need them removed please call him at 406-220-0706.

Harold Riensche expressed some concerns about entering the BLM to cut firewood.

With no other business Renate Nieman made a motion to adjourn, Kim Skelton 2<sup>nd</sup>, all were in favor and the meeting was adjourned at 12:36 pm.