

Yellowstone River Ranch Landowners' Corporation

PO Box 452, Columbus, MT 59019



June 15, 2012

Dear YRR LOA member,

The annual YRR LOA meeting will be held July 21st at the Columbus Fire station at 9:00 am, and the annual BBQ will follow at the YRR community park located by the bridge. I know many of you will not be able to attend this meeting, so I wanted to give you an update on conditions here at the ranch.

Roads: The board has reviewed the recommendations of the road committee and has also inspected several of your concerns. We do appreciate the many emails and letters we have received alerting us of your concerns. The road work scheduled for this summer is as follows:

1. Winding River Road from the front entrance and for a distance of approximately 1-mile will receive road mix, vibratory roll, and smooth.
2. Winding River Road: From a point past Owl Canyon will receive road mix in several low spots, repairs to drainage, and smooth.
3. Night Hawk Road: The last ½ mile of this road will receive road mix, crowning, vibratory roll, and repairs to drainage.
4. Wild Horse Run: From the intersection at Winding River Road for approximately 1,900 ft... Road mix, calcium chloride mix, vibratory roll, grading, smooth, and repairs to drainage.
5. Coyote Pass: In several low spots, road base will be used to raise the road, smooth and repair drainage. Further down the road for approximately 1,060 ft., add road mix, vibratory roll, smooth, and repair drainage. This area of the road has experienced a great deal of damage from run-off filling in the ditches, thus directing the water across the roadway.
6. Haystack Coulee Road: At Haystack Coulee and Cougar Trail intersection for approximately 200'; repair drainage and add road mix, smooth. Moving down Haystack Coulee on steep grade near Paul Payne's shop, and for a distance of approximately 1,350 ft., add road mix, vibratory roll, smooth, and repair drainage.
7. Owl Canyon: At the intersection of Owl Cyn and Haystack Coulee add road mix, vibratory roll, and smooth to repair low spot.
8. Arrowhead Ridge Road: Add 3" of road base in several low spots, vibratory roll, smooth, and repair drainage.
9. East Granite Peak: Starting at the intersection with Cougar Trail and stopping at the end of the Feldt property. Add road mix, vibratory roll, smooth.
10. Granite Peak Lane: Starting at the intersection with Granite Peak Road to the end of the road. Add road mix, vibratory roll, smooth.

Weed Management: We have contracted with Range Rider Land Management to get caught up with weeds this season. Mike Larson (owner) will spray 2-3 times this summer as he deems necessary throughout the entire ranch. In addition to the side of the roads we normally spray each year, Mike will also be spraying some roadways where weeds have taken over. We are treating the weed situation very

seriously this year as the severe wet winter and spring we had in the year of 2011 made the conditions ripe for weed growth and spreading.

I have volunteered to be the Treasurer for YRR for my 3-year term at no cost to the association in an attempt to put every available dollar towards roads and weeds. This effort saves the association \$3,300.00 per year. While driving the ranch with the road builder, we talked about the condition of our roads and where we stand with our maintenance program. Dean told us that we could spend 100K per year for the next 4-5 years in order to get our roads in good condition. We simply have several roads that have not seen maintenance for several years, therefore erosion has taken place to the roads and drainage ditches. This board has re-established the assessment to \$300.00 per lot per year for these reasons. This board has also cut our expenses in every area possible so that the bulk of the money goes towards roads. We were paying approximately \$3,800.00 for our Liability insurance premium, and we now have a new policy at \$1,228.00. We also have collected on most of the past due accounts and are taking action to get the remaining few past due accounts caught up. We are almost completed with a 5-year road plan. We will make our plan available on our website (yrllc.com) so that you all can view the plan and see when your road will see maintenance.

A letter was sent out to several LOA members by Harold Riensche claiming that the \$50.00 special assessment included in the January, 2012 billing was to pay for a legal action this board is taking against a land owner who built a metal out-building without approval from the board, and who has admitted openly that he built the metal building knowing full well that the building did not meet YRR covenants. First off, it is the duty of the board of directors to enforce YRR covenants as this document is the protection for all LOA members and their investment. Secondly, the legal action is currently waiting for review in the local court and is not expected to go to trial. To date the total expenses for this legal action total \$1,596.00... This board has made it perfectly clear as to the need for the special assessment, which deals with roads and weeds. YRR has an account that builds every year for legal matters in the event we experience covenant violations that can't be resolved without legal action. I hope you find this information helpful. Please visit our website for the seasonal newsletters, documents, photo's, and updates.

Kim Skelton - President