

Yellowstone River Ranch Landowners Corporation (YRRLC)

Board of Directors Quarterly Report

December 31, 2014

Website

The new Yellowstone River Ranch Web Site has been completed and can be accessed at YRRLC.com. The board had received several comments from residents about a lack of communications concerning board activities and accessibility of information concerning the ranch. The board reviewed the current website and identified several problems with the old technology it employed. Changes were made and the updated site will make it easier for residents to access contact information and Board Meeting Minutes in a timely manner. The site also provides quick access to documents such as the Covenants and community maps. Please feel free to give the board members comments concerning the new site as well as suggestions to improve the content.

Board of Director Changes

There has been a couple changes on the board in the last quarter. Dave Chaudoir resigned his position on the board as of the 30th of November 2014. Due to time constraints relating to his job Dave found he could no longer perform his duties. I'm sure the residents will join the board in thanking Dave for his hard work and look forward to his continued participation in the community in the future.

The board voted to fill Dave's position through its term with Dan O'Neil, a long time resident and former board member. Dan will also head up the Architectural Committee.

Tom Robbins has accepted the position of President in addition to being the Chairman.

Delinquent Dues

Several residents have brought their accounts current however \$21,500 remains outstanding in delinquent dues. The board is aware that some of the residents are not pleased with the actions of this and past boards and have chosen to withhold their dues in protest. Withholding dues hurts the whole community by limiting the amount of money available for road maintenance, weed control and administrative fees required to defend and maintain the corporation.

The current board will always be receptive to the landowner's concerns. The board will make decisions fairly based on the covenants as our guiding document and what we understand to be in the best interest of all the residents.

Roads

It looks like we will be having another normal or above normal year for moisture which reduces the fire danger on the ranch but increases the amount of road repairs required. The road committee actively monitors the conditions of the roads and in the spring will be prioritizing road projects as outlined in our last Quarterly Report.

Several of the current residents have expressed concern about how past boards have spent the road funds and how the current board prioritizes road projects. In short they feel the available funds should only be spent on projects that benefit property owners that currently live on the ranch or those that own multiple lots.

The board has a responsibility to "all" of the land owners. The road committee strives to maintain all the roads on the ranch and ensure all property owners can access their lots on reasonably maintained roads.

The board is constrained by the amount of money available to maintain roads and improve roads by the amount of dues collected. The board asks all residents to understand that we will not always have funds available to address everyone's concerns. For example last year Night Hawk Road had some major damage caused by inadequate drainage. We did not have the funds available to completely rebuild the road, however we did have the road graded to make it drivable and will complete the reconstruction as funds become available.

Keep in mind the current dues are \$350.00 annually per year. The cost to improve a substandard road such as Night Hawk Road is approximately \$30.00 a yard. The \$350.00 only buys 140 feet of improved road. We have approximately 25 miles of roads on the subdivision to maintain.

Legal Actions

YRRLC versus Sievers Covenant Violation Case will come to trial in March.

YRRLC versus Schusters Covenant Violation Case is proceeding. Several attempts have been made by the board to settle the case and allow them to retain their Caretakers while maintaining the YRRLC Corporation ability to uphold the covenants in the future.

Every land owner was presented with a copy of, and agreed to comply with the covenants when purchasing their lots. One of the major responsibilities of the board is to enforce the covenants as written. Enforcement by the board starts by identifying a violation, then working with the land owner to rectify the problem in a timely manner.

The land owners can change the covenants at any time as outline in YRRLC By Laws with a 2/3 majority.

The board welcomes your comments and concerns. Please feel free to contact your board members with any concerns.

Tom Robbins, President YRRLC

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