

Yellowstone River Ranch Landowners Corporation (YRRLC)

Board of Directors Quarterly Report

March 30, 2014

Legal Actions

In late January on the advice of our corporate attorney Joel Todd the board entered into settlement negotiations with the Seiver and Shuster attorney Dan Ball.

The reason both suits were brought were due to the actions of residents that threatened the viability of the community covenants. All though both actions were justified by previous boards it became apparent the methods used to deal with the covenant violations contributed to expensive outcomes.

The majority of the board felt for several reasons it was in the best interest of the Yellowstone River Ranch Landowners Corporation and its members to seek out a settlement of both lawsuits. Key in the consideration of a settlement was the divide both cases had caused in the community and insuring the covenants would remain enforceable in the future.

In February the board voted to except settlement offers from both the Seiver's and the Schuster's. The settlements while not the outcome most would have hoped for was the best available given the circumstance.

On February 20th, 2015 Stillwater County Judge Jones signed orders adopting both the Seiver and Schuster Lawsuits. The settlements leave the covenants fully enforceable.

The board has also made changes to how we will handle covenant violations in the future. Upon identifying violations the board will address the issue in a more proactive manor to insure compliance.

It is the board's hope that the resolution of these cases will help heal the divide in our community.

Roads

The road committee is looking for additional members to participate in the spring road survey and help prioritize the work to be completed this spring and summer. Anyone interested in volunteering please contact Tom Robbins, or Dan O'Neil to volunteer to help inspect the roads and help plan future work.

We have had some comments recently about the board concentrating on certain roads to the detriment of others on the subdivision. Please remember that we have over 20 miles of roads in the community and VERY limited resources. We have to maintain the main arteries used by most of the residents, and then we do the best we can to upgrade roads that are less traveled. If you'd like to see the difficulties of stretching the few dollars we have in our coffers to deal with the roads, then please volunteer.

Architectural Committee

There have been several approvals to projects that are now starting construction: Ted and Vicki Newell started construction of their new garage on lot 124. The garage/workshop plans for Rick and Jennifer

Camp on lot 134 were recently approved. The storage shed of Scott Banthem on Lot 137 was approved. We are working with several other landowners who are in the construction process as well.

Just a quick reminder that our covenants in comparison to many other subdivisions are not terribly restrictive. Most quality built structures would meet the requirements for approval, but please remember that approval is required BEFORE construction commences. Please, if you are getting ready to submit plans, just check the pertinent sections of the covenants to make sure your plans are in compliance.

If you'd like to help out on the Architectural committee, feel free to give Dan O'Neil a call.

Fire Awareness

Fire season is fast approaching and we had a reminder of that this past week. On the 19th of March which is usually much too soon for a wildfire, we had a fire toward the main entrance of the ranch, just south of Winding River Road. The cause of the fire was wood ashes from a wood stove being dumped outside before they were totally cooled. The fire burned approximately 2 acres before being contained. The community response was rapid as about 15 to 20 neighbors arrived in short order with shovels to try and contain the fire until the Columbus and Reed Point fire departments could arrive. It was great to see the community come together in a crisis.

A reminder though, please use GREAT caution at any time of year when disposing of ashes from a wood stove. This is the second such fire in two years.

Also, many of us carry shovels, backpack sprayers and other firefighting equipment in our vehicles during fire season. I think we were all caught a little flat footed with this most recent fire. Perhaps it's not too soon to put the equipment back in the truck/car?

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