

YRRLC
Annual Meeting
July 20, 2024
Reed Point Fire Station

The meeting was called to order by President Dan O'Neil at 9:00 am. The Corporation is grateful to the Reed Point Fire station for allowing us to use their hall and to the Waterhole Saloon for lending us chairs. The Board of Directors was reintroduced to members present.

Lisa Bichsel was introduced and spoke briefly about the directory she has created based upon information found in the Montana Cadastral. Materials were available for those interested.

Minutes from last year's meetings were approved by voice vote.

A review of last year's events on the Ranch was given by President O'Neil. It evolved into a discussion of the condition of the roads. Ideas were put forth on how they could be improved, if dues should be increased, etc. The group felt more bids should be received prior to hiring of a contractor and it was agreed that the Board will attempt to do so.

Weeds along the roads were sprayed successfully.

Nick Jacobs, Assistant Fire Chief from Columbus, spoke of the ongoing fire abatement work occurring on the Ranch. Homeowners who are interested in this service, which is on hiatus until spring, can call him at the fire station for more information. Also, the YRRLC website has an informative video on this operation which can be viewed by those interested.

Jerry Bichsel discussed a possible change to the Covenants regarding allowing the construction of high end modular dwellings in the Ranch. A second change allowing monolithic slabs in construction on the Ranch was introduced. Members voted on these two proposed changes. Modular construction failed, monolithic slab used passed. See attached amendment.

The Corporation's finances were discussed. Income is up slightly from last year, past due accounts receivable are down. A budget was presented and approved without opposition. See attached documents.

Harold Riensche gave brief reports on the roads and weed control. His reports are attached.

Elections were held to fill expiring terms. Dawn Wehunt will fill the one year term as Resident Director and Jerry Bichsel and Harold Riensche the three year terms as Directors at Large.

Legal access on lots 129 and 103, 104 to allow Landowners to get to the river was reviewed by President O'Neil. Landowners were cautioned to follow rules associated with this allowance and to remain very respectful of the landowners.

President O'Neil urged members to follow our website and Facebook pages for information, including volunteer opportunities.

There being no other new business, the meeting was adjourned at 11:45.

Kathleen Whittenberger
Secretary Treasurer