

YRRLC
Meeting of the BoD
May 20, 2024
1:00 pm

Present: Dan O'Neil, Greg Holt, Harold Riensche, Kathleen Whittenberger. By telephone, Jerry Bichsel

The meeting was called to order at 1:00 by President, Dan O'Neil.

Details of the upcoming Annual Landowners Meeting were discussed. The meeting will be held the morning of July 20th at the Reed Point Fire Hall. Required documents will be mailed to all Landowners.

Proposed changes to the Covenants will be voted on at the July meeting. These changes are being proposed in response to changes in Construction Industry practices. Please see attached documents.

Issues which have occurred with various Landowners were discussed.

Dan O'Neil has purchased a road drag which may be useful in maintaining the roads. How it could best be made available to individual Landowners is being investigated.

The road weeds will be sprayed by Mike Larsen as soon weather permits.

There being no further business, the meeting was adjourned at 2:35.

Kathleen Whittenberger
Secretary Treasurer

As written:

2.E. Dwelling – a building, constructed of new materials, designed as permanent living quarters, having a permanent concrete foundation, a functioning underground septic tank, leach field and water supply, and a minimum of seven hundred fifty square feet of living space on the ground level. ‘Permanent concrete foundation’ shall include a perimeter foundation with a minimum 42” depth including base footings. Any slabs shall be a minimum 4” thick with reinforcement. Insulated cone forms shall be of 6” thick or per manufacturers recommendations, ‘Post and pier’ construction is not allowed.

Proposed update:

2.E. Dwelling – a building, constructed of new materials, designed as permanent living quarters, having a **permanent concrete foundation**, a functioning underground septic tank, leach field and water supply, and a minimum of seven hundred fifty square feet of living space on the ground level. ‘**Permanent concrete foundation**’ shall include:

- i. A perimeter foundation with a minimum 42” depth including base footings. Any slab included in this type foundation shall meet or exceed the Montana Residential Code 2018 which sets the International Residential Code 2018 as requirements.
- ii. Insulated concrete form (ICF) shall be a minimum of 6” thick concrete or per manufacturer recommendation.
- iii. Monolithic slab on grade shall have ‘turned-down’ footings and meet or exceed the Montana Residential Code 2018 which sets the International Residential Code 2018 as requirements.
- iv. For monolithic slab foundations, a certified stamped engineering design is required for submission to YRRLC for architectural approval, **PRIOR** to the beginning of any construction.
- v. ‘Post and pier’ or ‘post and beam’ foundations are not permitted.
- vi. Any type of wood foundation is not permitted.

As written:

2.I. Modular Home – similar to a mobile home assembled partially off-site and assembled at the building site in increments.

Proposed update:

2.I. Modular Home – Similar in construction to a traditionally built home, but constructed in modules off-site, then transported as modules and assembled at the building site.

As written:

8.B. No mobile homes or modular homes shall be permitted on any tract, permanently or temporarily. Also prohibited are tepees, geodesic domes, and any unusual buildings.

Proposed update:

8.B. No mobile homes, as defined by the HUD-administered *National Manufactured Housing Construction and Safety Standards Act of 1974*, shall be permitted on any tract, permanently or temporarily. Also prohibited are tepees, geodesic domes, and any unusual buildings.

Proposed addition for Modular homes:

8.J. Manufactured or modular homes as defined by the HUD-administered *National Manufactured Housing Construction and Safety Standards Act of 1974*, are allowed, providing they meet or exceed **ALL** of the following criteria:

- a. All elements of 2.E. above must be complied with;
- b. All elements of Section 8 BUILDING STANDARDS AND RESTRICTIONS, must be complied with;
- c. Structure must consist of 2 or more sections to be assembled/attached together on site;
- d. Dwelling must have a **minimum** roof pitch of 3:12;
- e. Minimum roof overhang of 12" (12 inches);
- f. Dwelling must be a minimum of 22' (22 feet) in width;
- g. Structure must be built to comply with codes required by HUD for wind, snow load and thermal requirements for this specific zone;
- h. Structure must be attached to a permanent foundation that meets or exceeds requirements of 2.E.;
- i. Siding shall be of an engineered wood material (i.e. LP SmartSide, Hardie Plank) or equivalent, or better. Vinyl or metal siding is not allowed;