

Yellowstone River Ranch Landowners Corporation

Board members in attendance: Dan O'Neil, Jerry Bichsel, Greg Holt, Dawn Wehunt, and Harold Riensche. Participants by ZOOM were Janet Buck, Paul Engelman, Vicki Engelman, Vicki Newell, Jodi Fridley, Shari Cutlip, Denise Janson, Bryan Newton, Nancy Feldt.

Minutes from meeting

November 7, 2024

President Dan O'Neil called the meeting to order at 10:00 am. Meeting was available by ZOOM to landowners.

The board will start to do an eblast as well as the YRR website and YRR facebook for announcements of meetings and such. Board members will coordinate with Kathy for transitions of records.

Roads were the main discussion. YRR has 24 miles of roads to maintain. When looking at maintenance of roads the board has certain qualifications. #1 Safety Can EMS services access the roads #2 Passability Can landowners get in and out #3 Comfort Bumps, potholes, etc #4 Affordability YRR usually has around \$85,000 to work with. The Board made the decisions for fall road work based on these qualifications. Wild Horse and Owl Canyon are passable. Balfour Loop had an area that was nearly impossible to get out of once the snow started to melt and with the addition of new homes and more to come this area needed work.

New homes being built on Granite Peak had piles of gravel/rock from building and the board had permission to use this. Our records show that YRRLC paid Holden Excavating for the hauling and spreading of 1296 yards of this gravel/rock on the east side of Balfour Loop. Jerry Bichsel (landowner) is happy with this alternative. Jerry had looked at having this removed and hauled away and it was quite expensive. Another resident on Granite Peak is upset that his excess rock was used on Balfour Loop instead of somewhere else and now wants compensation for it. This same landowner would like to see the front entrance of YRR to the bottom of Wildhorse graded, new gravel applied, and then packed. Holden Excavating gave us a bid for ¾" road mix 4 inches deep, graded, and rolled for a bid of \$100,000. This landowner at the last meeting said he would give money towards this road work and the board instructed him to get a bid for this work. Holden excavating did send a note, but that same landowner has now stepped back.

Dawn Wehunt had gotten two other bids for this work, one from Site Pro construction for just over \$95,000 and one from Heart 7 for just over \$106,000. Some of the board members were hesitant with the idea of a new contractor as Carson Holden is easy to work with and knows how things are done on the roads. The board will acquire multiple bids in the spring for roadwork we will be looking at in 2025.

Anyone is interested in being on the road committee for 2025 should let someone on the board know as we are going to start a list and will call you in the spring.

If anyone knows of missing road signs or signs that are needed let the board know this as well. We will schedule a volunteer day to put up signs this spring.

Question came up on cut and stacked firewood on private property? Please check with the individual homeowners before you go on their property. Also, Columbus Fire Department has a grant to do more fire mitigation out here on YRR. This new grant would be south of Owl Canyon and east of Cougar Trail but would be about \$7,000-\$10,000 short. Columbus Fire Department would like the board or landowners to come up with the difference. Board agreed we should not use YRR funds for this. Dawn Wehunt is going to check with the DNRC to see what options are available.

Meeting was adjourned at 10:47 am.

Dawn Wehunt

Secretary Treasurer