

**Reminder: We are virtual too and it is being recorded for transcribing the minutes' purposes only. If you wish to attend virtually via Google Meet please contact the board!**

### **YRLC - Annual Meeting Agenda**

August 23, 2025 – 11:00 AM  
Columbus Evangelical Church  
2 E First Avenue N, Columbus, MT 59019

1. Call to Order
2. Recite the Pledge of Allegiance
3. Approve Minutes of the 2024 Annual Meeting of Members
4. Reports
  - a. Treasurer's Report – Elyse Doherty
    - i. Previous 2024-2025 Budget - Tressie for deciphering worksheet questions
    - ii. Approval of 2025-2026 Proposed Budget
  - b. President's Report – Elyse Doherty
5. Reports of Committees
  - a. Architecture Committee – Amanda Rothman, Tracey Petrin
  - b. Fire Committee – Matt Roman, Elyse Doherty
  - c. Road Committee – Jeff Hancock, Zach Rothman
6. Old Business
  - a. Covenant Committee - Amanda Rothman
    - i. Allowance of tree trimming without permission
  - b. QuickBooks assistant - hired at \$25/ hr
  - c. Weed Committee - Disbanded and responsibility placed on individual property owners.
  - d. Welcoming Committee - Tracey Petrin
    - i. Email in if you would like a copy
7. New Business
  - a. Covenant committee updates
  - b. Communication - FB and email options available
  - c. Proposed dues increase with breakdown of usage and overall income amount presented.
8. Member Comments
9. Adjournment

**Yellowstone River Landowners Corporation  
Board of Directors  
2025 – 2026**

Elyse Doherty - President

Amanda Rothman - Vice President

Tracey Petrin - Board Member

Matt Roman - Board Member (Replaced Deb Weins)

Jeff Hancock - Board Member (Replaced Jerry Bases)

Contact the Board via email for questions @ [yellowstoneriverlandowners@gmail.com](mailto:yellowstoneriverlandowners@gmail.com)

**Committee Assignments**

Road: Jeff Hancock - Chair

Elyse Doherty

Zach Rothman

Scott Fradenburg (As of 15 July 2025)

Fire: Matt Roman - Chair

Elyse Doherty

Roger Pomeroy

Architecture: Amanda Rothman – Chair

Tracey Petrin

# Profit and Loss

July 2024 - June 2025

	Total
<b>INCOME</b>	
Fire Fund	2,378.90
General Fund	45,271.12
Road Fund	15,827.50
<b>Total Income</b>	<b>63,477.52</b>
<b>GROSS PROFIT</b>	<b>63,477.52</b>
<b>EXPENSES</b>	
General business expenses	
Bank fees & service charges	5.00
<b>Total General business expenses</b>	<b>5.00</b>
Insurance	2,338.00
Liability insurance	5,412.00
<b>Total Insurance</b>	<b>7,750.00</b>
Legal & accounting services	
Accounting fees	704.41
Legal Fees	2,977.07
<b>Total Legal &amp; accounting services</b>	<b>3,681.48</b>
Office expenses	305.67
Software & apps	775.00
<b>Total Office expenses</b>	<b>1,080.67</b>
PO Box Rental	100.00
Postage	154.60
Road Maintenance	
Grade Pine Crest	9,660.98
Grade Pine Crest Hills	810.00
Gravel	5,640.00
Snow Removal Pine Crest	2,284.36
<b>Total Road Maintenance</b>	<b>18,395.34</b>
State and Federal Tax	100.00
<b>Total Expenses</b>	<b>31,267.09</b>
<b>NET OPERATING INCOME</b>	<b>32,210.43</b>
<b>OTHER INCOME</b>	
Late Fee Income	270.48
<b>Total Other Income</b>	<b>270.48</b>
<b>OTHER EXPENSES</b>	
Depreciation	1,700.00
Other	2,840.07
Vehicle expenses	
Vehicle gas & fuel	281.64
Vehicle insurance	1,575.00

	Total
Vehicle repairs	1,115.46
<b>Total Vehicle expenses</b>	<b>2,972.10</b>
<b>Total Other Expenses</b>	<b>7,512.17</b>
NET OTHER INCOME	-7,241.69
NET INCOME	<b>\$24,968.74</b>

# Balance Sheet

As of June 30, 2025

		Total
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Bank Accounts</b>		
Cash		300.00
First Interstate Bank		72,779.53
<b>Total Bank Accounts</b>		<b>73,079.53</b>
<b>Accounts Receivable</b>		
Accounts Receivable		2,490.00
<b>Total Accounts Receivable</b>		<b>2,490.00</b>
<b>Total Current Assets</b>		<b>75,569.53</b>
<b>Fixed Assets</b>		
Accumulated depreciation		-1,700.00
Vehicles		8,500.00
<b>Total Fixed Assets</b>		<b>6,800.00</b>
<b>TOTAL ASSETS</b>		<b>\$82,369.53</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Liabilities</b>		
<b>Total Liabilities</b>		
<b>Equity</b>		
Retained Earnings		79,479.96
Net Income		2,889.57
<b>Total Equity</b>		<b>82,369.53</b>
<b>TOTAL LIABILITIES AND EQUITY</b>		<b>\$82,369.53</b>

# Statement of Cash Flows

July 2024 - June 2025

	Total
<b>OPERATING ACTIVITIES</b>	
Net Income	4,390.74
Adjustments to reconcile Net Income to Net Cash provided by operations:	
Accounts receivable (A/R)	20,578.00
Accumulated depreciation	1,700.00
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>22,278.00</b>
<b>Net cash provided by operating activities</b>	<b>26,668.74</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>26,668.74</b>
Cash at beginning of period	46,410.79
<b>CASH AT END OF PERIOD</b>	<b>\$73,079.53</b>

Transaction List by Vendor

July 1, 2024-June 30, 2025

VENDOR	DATE	TRANSACTION TYPE	NUM	POSTING (Y/N)	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
406 Excavating LLC							
406 Excavating LLC	06/11/2025	Check	2308	Yes	CHECK 2308	First Interstate Bank	-3,500.00
Total for 406 Excavating LLC							-\$3,500.00
Amanda Rothman							
Amanda Rothman	09/24/2024	Check	2294	Yes	Annual Packets - CHECK 2294	First Interstate Bank	-305.67
Total for Amanda Rothman							-\$305.67
Debra Wiens							
Debra Wiens	07/09/2024	Check	2287	Yes	Postage for Invoices - CHECK 2287	First Interstate Bank	-81.60
Total for Debra Wiens							-\$81.60
EMC Insurance							
EMC Insurance	05/20/2025	Check	2302	Yes	CHECK 2302	First Interstate Bank	-4,565.00
Total for EMC Insurance							-\$4,565.00
G10 Finances LLC							
G10 Finances LLC	05/27/2025	Check	2303	Yes	QB Clean Up CHECK 2303	First Interstate Bank	-205.25
G10 Finances LLC	06/16/2025	Check	2309	Yes	CHECK 2309	First Interstate Bank	-99.16
Total for G10 Finances LLC							-\$304.41
Hendrickson Law Firm							
Hendrickson Law Firm	03/07/2025	Check	2298	Yes	CHECK 2298	First Interstate Bank	-2,977.07
Total for Hendrickson Law Firm							-\$2,977.07
Intuit							
Intuit	07/12/2024	Expense		Yes	INTUIT * QBOOKS ONL 6011649	First Interstate Bank	-60.00
Intuit	08/12/2024	Expense		Yes	INTUIT * QBOOKS ONL 6255545	First Interstate Bank	-65.00
Intuit	09/12/2024	Expense		Yes	INTUIT * QBOOKS ONL 6543847	First Interstate Bank	-65.00
Intuit	10/15/2024	Expense		Yes	INTUIT * QBOOKS ONL 6846573	First Interstate Bank	-65.00
Intuit	11/12/2024	Expense		Yes	INTUIT * QBOOKS ONL 6934009	First Interstate Bank	-65.00
Intuit	12/12/2024	Expense		Yes	INTUIT * QBOOKS ONL 7927481	First Interstate Bank	-65.00
Intuit	01/13/2025	Expense		Yes	INTUIT * QBOOKS ONL 9288259	First Interstate Bank	-65.00
Intuit	02/12/2025	Expense		Yes	INTUIT * QBOOKS ONL 0339464	First Interstate Bank	-65.00
Intuit	03/12/2025	Expense		Yes	INTUIT * QBOOKS ONL 1617840	First Interstate Bank	-65.00
Intuit	04/14/2025	Expense		Yes	INTUIT * QBOOKS ONL 2730283	First Interstate Bank	-65.00
Intuit	05/12/2025	Expense		Yes	INTUIT * QBOOKS ONL 3869850	First Interstate Bank	-65.00
Intuit	06/12/2025	Expense		Yes	INTUIT * QBOOKS ONL 5307275	First Interstate Bank	-65.00
Total for Intuit							-\$775.00
Jerry Bases							

VENDOR	DATE	TRANSACTION TYPE	NUM	POSTING (Y/N)	MEMO/DESCRIPTION	ACCOUNT FULL NAME	AMOUNT
Jerry Bases	03/27/2025	Check	2301	Yes	Fuel for plow truck - CHECK 2301	First Interstate Bank	-58.82
Total for Jerry Bases							-\$58.82
Jim Betzen							
Jim Betzen	09/10/2024	Check	2291	Yes	CHECK 2291	First Interstate Bank	-6,118.03
Jim Betzen	09/10/2024	Check	2290	Yes	CHECK 2290	First Interstate Bank	-2,087.00
Jim Betzen	01/02/2025	Check	2295	Yes	Sept - Dec 2024 CHECK 2295	First Interstate Bank	-4,495.98
Jim Betzen	02/26/2025	Check	2296	Yes	CHECK 2296	First Interstate Bank	-1,236.39
Jim Betzen	03/26/2025	Check	2300	Yes	CHECK 2300	First Interstate Bank	-1,047.97
Total for Jim Betzen							-\$14,985.37
Ken's I90 repair							
Ken's I90 repair	09/10/2024	Check	2292	Yes	Plow/Fire Truck Repair - CHECK 2292	First Interstate Bank	-1,115.46
Total for Ken's I90 repair							-\$1,115.46
Mandeville Insurance Agency							
Mandeville Insurance Agency	07/25/2024	Check	2289	Yes	D&O Insurance - CHECK 2289	First Interstate Bank	-2,338.00
Mandeville Insurance Agency	05/29/2025	Check	2305	Yes	Community Association Management Liability CHECK 2305	First Interstate Bank	-2,427.00
Total for Mandeville Insurance Agency							-\$4,765.00
MT Department of Revenue							
MT Department of Revenue	06/06/2025	Check	2306	Yes	CHECK 2306	First Interstate Bank	-50.00
MT Department of Revenue	06/06/2025	Check	2307	Yes	CHECK 2307	First Interstate Bank	-50.00
Total for MT Department of Revenue							-\$100.00
Pulse Accounting Services							
Pulse Accounting Services	05/29/2025	Check	2304	Yes	2023 & 2024 Taxes CHECK 2304	First Interstate Bank	-400.00
Total for Pulse Accounting Services							-\$400.00
Roger Pomeroy							
Roger Pomeroy	03/03/2025	Check	2297	Yes	Truck fuel - CHECK 2297	First Interstate Bank	-132.79
Total for Roger Pomeroy							-\$132.79
Tracy Pretin							
Tracy Pretin	06/30/2025	Check	2310	Yes	Reimbursement for stamps for member invoices - CHECK 2310	First Interstate Bank	-73.00
Total for Tracy Pretin							-\$73.00
USPS							
USPS	03/03/2025	Check	2299	Yes	CHECK 2299	First Interstate Bank	-100.00
Total for USPS							-\$100.00
TOTAL							-\$34,239.19



<b>YELLOWSTONE RIVER LANDOWNERS CORP</b>			
<b>PO BOX 725</b>			
<b>Columbus, MT 59019</b>			
<b>yellowstoneriverlandowners@gmail.com</b>			

**Budget Proposed Fiscal 2025-2026**

	2024-2025 Budget	2024-2025 Actual	2025-2026 Proposed
<b>Income</b>	42,00.00	63,477.52	42,000
<b>Total Expense</b>			
Insurance	6,000.00	7,750.00	7,750.00
Legal and Accounting Services	1,800.00	3,786.48	1,000.00
Office Expenses	2,100	1,335.27	1,000.00
Road Maintenance	30,000	18,395.34	30,000
Vehicle Expenses	2,100.00	2,972.10	2,250
Depreciation		1700	
Other		2840.07	
Total Expenses	42,000	38,779.26	42,000.00

**Cash Increase (Decrease)**

The projected budget is done with the expectation that all memebbers will pay their dues in full. Shortcomings in dues paid must be made up with cuts in spending to match

137 Lots- \$300.00 dues per lot plus 2 lots \$450.00 allows a budge of \$42,000.00

**This years categories are differet from last. Here is how they were broken down:**

-Insurance- previously insurance

-Legal and Accounting- previously legal fund, state tax, and bookkeeping

-Office Expenses- previously annual meeting, supplies, posrtage, po box rental, admin fees, director/ officer expenses, weed control

-Road Maintance- previouslt road and truck maintanance

-Vehicle Expenses- previously fire fund

-Depreciation - Depreciation on plow truck the HOA purchased

-Other - This is the "error" write off amount to clear out the "undeposited funds" account from previous years that checks never got moved from

## 2024 YRLC annual meeting (3ish hour recording)

Downloaded via Microsoft word dictate.

Synopsis provided for topics identified

For clarification on topics, please refer to recording

---

I have a few minutes, but I think these three corrected, that well here at the end of the match right now they stated that there was a question about individuals having their own businesses and that member brought that up. I'm actually the member who brought that up and it was a formal complaint about you having your own business. Jerry and Jim having their business, you have a commercial enterprise and Jerry, I'm sorry, Jerry having an enterprise, I just wanted to correct the minutes that is what you ~~said that is what you said~~ yes still you still have your business still operating. Your business and Jim is still operating as industrial business and I had made a formal complaint and you said that it was going to be newly-noted and yet it is not been duly noted and I would like dark minutes correct it.

**Synopsis: Opening comment was made from a member which brought up their complaint about Jim and Jerry operating a commercial enterprise and it will be corrected in the minutes from 2023-2024.**

Thomas next Thomas is set for you personal lot 50 and 56 because that is absolutely nothing to do with the minutes so I'm not going to beat the dead horse but Jerry did have information that that wrote was gonna be moved by Jim via writing via e-mail before that road got moved dad saw the road went through was getting moved on behalf of myself as I was paying check to do that job achievements sent the e-mail and then an exchange of emails that were sent by Jerry you did have information and it is in writing that that road was getting moved before that work was started sure I don't I honestly it may have been mentioned to me but I figured that would be a process coming down I don't know that there's someone to start construction on the road I made then mentioned to me that you wanted to move it but I had no idea that you were going if it's going to actually done so you can add information that that road because I'm pretty sure you just said that you didn't have information which would be called well basically yes or no because we just said hold on hold on hold on yeah let's take the minutes we talked about it in a different different line but just your answer is Jim mentioned that you wanted to move the rope but I didn't know about hold on hold on I didn't know it was going to be moved though I didn't know the construction was going to start I heard that you wanted to do that and I mentioned there was a process to do that but I didn't know

you know construction starting on that road so you had mentioned that you didn't see any issue with that and that isn't right behind his emails that somehow got deleted emails we're talking about broken yeah yeah

**Synopsis: Thomas Urso's lot 50/56. Starr Tukan Road was moved by Jim, a board member at the time. Another prior board member did not approve. Thomas paid for the moving of the road, including regravelling.**

OK go ahead Bob what are you going to talk about the road later so I'm gonna make a motion discussion on the minutes return it OK so we've gone along on that time on it well the way the truth that stand by excuse me the rotors on a different section of that we can discuss it I'm telling you don't recognize because I say that before yes he was Jim Jim was standing I don't know your point of view we need to move forward and make a motion that discussion be it's gonna part up I second do I have more discussion question and it sounds like many years during that meeting to share rocking motion to terminate the session is not discussing that vote has to be called immediately if you want more discussion examples of both yes would be to terminate discussion about how would be to continue discussing motion is not discussed I gotta move forward to vote on the approval of minutes come up for more minutes to end discussion ohh my apologies discussion we need to come up with lots of ohh wait just wanna ask them and then verify this like house I don't know watch and discussion on the minutes quarter 2 tell me about sports yeah lots of 4 2 5/12/12 anymore Tracy OK 232424 total out of 38 proxies so majority Yep the motion to approve the that's that's correct that's correct very well the last .8687 that's corrected what he once said too assistance right now cat 2nd she wants to ask for records that's correct so added right correct yes OK OK correct corrected by what we shared today as far as current Roberts rules definition and the meaning of \*2 cans denial and business come formal complaint yes OK OK awesome all in favor put up fingers here alright bye bye 5/1 I got this one yeah my gosh jet stream 512 1111 Why would you That's great that's great that's approved 9599 could you language pastor we're getting more and more the discussion was about target discussion on the road wait a minute the treasurer's report answer secretaries report so we got that thing we got mass at that point we're not that was my understanding was he wanted to get those discussion on the road and I'm sorry to hear about we wanna I believe jeff's motion was to end discussion on the minutes yeah yes correct OK uh lot 163 they crush it like the meadows will be sent out also so that all the membership would have correct and accurate minutes from the last year is it possible to just post them on the website or on the board so I think that it should be done on an announcement in similar manner in which the the the minutes that since the incorrect minutes were mailed out I think that the corrected minutes should be is that a cost that everybody agrees with noting that the annual package cost us on fire \$43105.00 that

was just my cost yeah that was just mostly correct but only when it only needs to be sent out a letter form of what the corrected minutes would be where the corrections should be rather than sending out the whole packet it can be done in a letter form everything from last year's minutes we apologize for any error and if there's anything loud enough when it was supposed to last year so that would be the mailing cost remains the same so do we agree to have options there was a question I can't make the motion and I would move that we sent out a single page letter again in the envelope all members with the corrections being made to last year's minutes can I say something we didn't have the Archer to sign up figured e-mail OK so you're into about Catherine O'Brien we were notified that we couldn't sign up for the e-mail so that would if it's available to those people that responded to that there's there's \$3 savings I mean I'm kind of worried yeah yeah so if people did or will sign up for them would be a considerable savings I just wanted to add that for this second I'm sorry that's one option ohh I'm sorry quite ordered there is a motion on the floor it's not missing the second I second what's the catch I want to recognize that saying that one option might be to save everybody money and to get it to everybody not just those with emails is that next year when you send out the packets you just include the correct that's not my fault tell me what to pick basically you have yeah yeah you're recognized quote that what I would like to say and share is that everybody up here on the board our volunteers we have

**Synopsis: Motion to discuss minutes. Roads to be discussed later. Motion approved and asked for corrections on prior years minutes. Stara Tukan rd was discussed more. Questioned if we could post minutes on website for accuracy since last years minutes will be revised. Discussion of cost of mailings for corrections. Email suggested. Kathryn Obrien was notified she could sign up for the emails. Email is a huge savings. Motion to put out single letter to requester – Seconded – not mailing to everyone.**

secretary and treasurer and knowing it's volunteered it's a huge commitment none of these people up here I've been one of them Craigslist job any type of person that's been on the treasurer or secretary again it's a thankless job and no one has stepped up so I don't want anymore snide comments that you know ohh so you're the acting secretary you're the acting treasurer that's inappropriate you're trying we're all trying to do the best we can no one has stepped up thank you thank you Jennifer Katherine O'Brien and I was going to bring up and Jennifer stood up at the same time that she has volunteered several times in the past to be the four separate we're talking this is a lot of secretary treasurer yeah this is secretary here yeah she was discussing secretary so uh Thomas or so 56 that's exactly what I was gonna ask are we what exactly are we discussing should have we're discussing the added section of the minutes whether we are going to be mailing them or there's another or there's another way of us without having people

postage I say send it out with the next package as a motion so we wanna vote on mailing it 94 ohh I'd go ahead and vote yes to mail to mail right now or next week or can you say that louder I'm sorry all I guess well would be a yes to send the corrections in the mail about practical is that question has been called so excuse me is that mail and e-mail so we're avoiding whether we want to have e-mail the mailed or wait till now like so yes it's tonight and then we can go to like this doesn't pass all in favor of mailing 115 right OK not hot OK all in favor of not failing ohh 111 so that's done 3 12 quiet I don't think it matters OK sounds like a lot of work what was that account so we have 7 yeses I don't know 34 votes total so do we want a motion to I make a motion that we send the corrections out next year in the past send it any other questions on the motion I'd like to vote in favor of sending them with a denim with the next year's packet the sunset tomorrow 1.1 yeah that's good fun this time 33 previous OK no close got it motion has been approved by vote

**Synopsis: Motion to email corrections as requested approved**

next page so next on the agenda is the treasury report any questions ohh to prove the treasury report all in favor did you say again I'm sorry report functional was there one eye motion sorry father that cannot make more or less your steps down just need a motion I think a motion to approve hey that's it second second motion all in favor thank God 3 OK no problem the present right here OK yeah 5/26/26 and those no no no no treasurer report both have been approved

**Synopsis: Treasury report approved**

next is the approval of the 2025 budget questions what why why would you budget \$6000 for insurance when they showed their golf masters \$7500 the difference that's where the budget changes we are the insurance on the truck the new plow truck so yeah that's expected to be that yeah so so this is going to be higher than on the insurance I believe so yeah because the other truck was liability and the cloud truck is under full coverage how do we go about adjusting that can I just ask for what truck we're talking about it's a plow truck we purchased last year to fire and Patrick John means a lots of mistakes make motion to approve the adjustment of the budget to include the additional cost of the increased insurance etcetera where is the station surance where are we Jerry you're welcome.

**Synopsis: 24/25 budget for insurance. Motion made to approve adjustment of the budget to include additional vehicle insurance, etc. No second recorded and no approval/denial registered**

So what was the \$1017.50 for the return spent I have to go back into the the files to find that out yeah I talked to the attorney about Tim's comment about a formal complaint so

there was some with that and the response on that was that there is no process either in the bylaws or the covenant or a formal complaint to be but we did then continue to talk to the attorney about the businesses issue that was in there and I think there was something else it was often done via e-mail yes from the board's e-mail account so this complaint was of the board member and somebody else that was supposedly running a business that partisan of course to our thing and you guys use our attorney support for the tree so the complaint was about running a business whether it was a particular individuals it was asking the question about writing a business in are sufficient yeah example of it was brought upon to individuals but the question was can you run a business and it is this action actually clarified as a business and that that that was what the question was and that's why we went to the attorney asked that question to follow up to the question that was held and also in the minutes at the end of the manager of the association the members did ask us to consult the attorney about start to fold that was also about what moving roads yeah and so that was also discussed with the attorney so you took it upon yourself to check with him about the the business portion of it instead of just the road like the members said it was all in the same e-mail it was all it was all there at the same time OK shoulder and water we need to move higher yeah until after block I'm gonna ask them what happens on before you champagne 1163 the I guess the authority to question that is in our black laws under Section 7 use restrictions subsection B any and all commercial and or industrial activity upon or within any practice prohibited except with respect to such tracks as may be specifically in writing so designated by I RLC that have been authority in which I asked the question the question was not whether there was any any business it was specifically uh noted towards Jerry and Jack was not for any business that was specifically mentioned for those two I'd like to answer that so as the board when you ask your question about somebody's business pertinent goes along with everyone that's in the HOA it's the question of everybody now you've brought it to the table for discussion that had nothing to do with two individuals it had to do with now if we have to enforce against two individuals do we need to enforce it towards everybody now that has a commercial quote industrial business I'm not asked that question right but we have to have for enforcing it as the board that's our duty to do that and that's the question we have to ask the attorney is do we need to force this with everybody and this is is this a violation it was no it's not a violation and we could discuss that more and we could we could discuss that more like right now it's not the place we're correct we're trying to move through the budget right now wow wow 1556 assist I'm assuming the board's attorney and our attorney which was the board that was using our governor said that is the same attorney because it's paid with our monies is that correct no that's not correct we have gotten a very direct answer on that question from every attorney that the board has ever

used the only entity is the board and the attorney was very clear that he worked for the board not for the members but the board is working for the for the members so the attorney David our news just not our question I'm just clarifying the attorney paid with our news is on behalf of the board meeting the people is that correct you work you work at 4 words right so just so I get this straight there was 2 board members that Tim's question was directed at you and Jim Benson there were running businesses out of your homes and the board took it upon himself to use our audience instead of privately going to return like a man had told me that you were gonna do is that correct so we went to and spend our money yeah yeah because if we're gonna enforce the covenants we're gonna enforce the covenant as a whole not just against two people it will be again there's several people maybe you guys enforced what about those people that that was it never complain about that was a member complaint what do you think this was right so we remember complained when that's all said you used the associations money to correct her own personal property that's it correct we need to clarify before we were at the point we're going we are looking at exactly what you did I don't care about ohh here's kind of we're working we're approving a budget but yeah I understand that but you're right you're right when you're out like you're you're out of line you should step down yeah that was super download here the same reason you know it's all simple it seems to be a little stepped out does the great that when we're addressing the board members we're addressing volunteers when we have issues in our community we haven't issued for the community there may be individuals or specifically identified as but if we're talking about how it applies for community it is universally applied there may be specific examples of those specific examples from the reason we have the conversation not the reasons that we have here can we all agree with that thank you

**Synopsis: Attorney stated they work for the board not the members in letter from Attorney. Question directed at unknown board member and Jim Betzen running businesses out of homes. If we are to enforce covenants about at home with no traffic businesses, we are going to enforce them as a whole, not against 2 people. Further complaint of a board member using association money to inquire to the lawyer and made suggestion for that member to step down.**

I think we're at a point where we are discussing adoption of the budget discussion yes issues and that Tennessee wow we're all right well we're hearing like we are there but we're sitting here helping us to watch OK hey OK I think it's time to check out the letter one express purpose to help you with this community anything like that OK and that's what's going on right here right now that's exactly what's going on right here right now you're all going on thanks for watching and I'll I'll try to get a fair shake and while we're spending our money on this problem yeah whatever question you need to ask the question on the board let's go after your complaint first let's go ahead and the violation

sure I called order ordered don't answer can we please proceed and looking for the adjustment of the \$1200 for the plow trucks insurance and where we can take that from in the budget so we can adjust it and move on with improving the budget I think so about Firefox no stop alarm there [dollargeneral.com](http://dollargeneral.com) and some emotion to take it out of the profound please OK here is the only place that you could take \$200 she's from the general fund that's the motion Jennifer 99 sure you get a second motion ohh vote in favor of moving it from the general fund to insurance yes 8/6 those voted to approve moving money from the general fund to insurance to make it for the trucks full coverage correct yes Daniel Murphy 99 2nd promotion today that's 11 OK 36 this voted to approve the budget

**Sysopsis: Motion to approve moving of money to pay for truck insurance and other expenditures - passed**

move forward with committee reports we actually are definitely there houses that has applied and the first one out here Tracy and personnel and process itself so for new houses in the community in addition to that we're one thing and the driveway any questions committee hi we are working on a fire tree that ripped up that so if you know somebody who wants to be on it or because there's only so many people who specifically said that they agreed to be on it so that's something that you're interested or know somebody who's maybe right into the board we are looking to replace the broken tank something that's we've gone back and forth the related one yes so I don't know what else to talk about yes just real quick so when we sent out earlier the updated contact form which is where people gave us their updated information if they wanted to see it receives them via e-mail instead of mail to me on an emergency contact list I would say the majority of people we did not get I mean we got several but not enough so it really would be helpful and I agree with Catherine and people agreed to have an e-mail that does save us post but we are not going to send you the packets and all that stuff we get e-mail unless you specifically tell us that's how you want them and we're not putting you on an emergency contact list and unless you tell us you want it to be on the emergency contact list so please fill those out and get them back and I think we can have a lot of the website or whatever

**Synopsis: whether or not people want to be listed on the neighborhood emergency contact list**

Tim they got out on the fire tanks that is in question are there bids out for replacement of that or is there a plan for that to be done and so we have we've looked into just replacing the tank and entirety they've gotten permission from property owner to bury a new tank we have been in discussion with individuals that are more knowledgeable how that tank was actually installed how it failed we're still trying to get a hold of that



individual to find out how it's actually placed in there if it's worth getting an excavator into pull the tank out or if it's better off just going ahead and just adding a new tank come here and process and work on that any idea whether new take off I cut just for the tank it's loan it's anywhere between 4 and 6000 I'm sorry what's that reflected in the budget it's not something we're planning on doing this well

**Synopsis: Replacement of fire tank on Pine Crest and Antler Ridge. Leaking and looking at options. Owner authorized removal / replacement**

we would have come out of our phone yeah yeah he said 165 just to comments one is we gotta post that form on the website and two everybody should be signed up with the county they will contact you if they had typically with the voicemail and it's definitely worth doing doing the job ext 2 uh the problem I have with partnering and the problem I have with the vision which is a lot of time to get on the lot of misinformation and when there's fire people you know put you pretty excited and so I would say that we push the account you know because they're not gonna report something the other thing is with the fire we had last week at one time of year we had enough volunteers and people that would get out and watch your life and storm spotters and then and but the thing I saw last week was fire department had a hard time figuring out which way to go and at one time we had individuals that like what we do for they get to the end of the roads and main direct fire department you know we've been waiting on fire waving down this road we've had comments and positions to work so not saying how these people happened discussion needs to be had on how we can improve and and help the guys they're coming up here to get it taken care of Jim are you volunteering to be on the fire committee I I used some help I am not qualified for this yeah I guess I mean I've got contact with both departments and that you know it's yeah I'll talk to you OK because we got lucky absolutely because they had Jerry and I were up on the top of the wild Turkey there was like 360° I mean it was the airport yeah yeah and we got real like and this is how I got Roger to join me you have good ideas and then if you just say it OK OK thank you ohh just to expound upon these fire forces for pieces right now:

**Synopsis: Jim volunteering for fire committee looking for other ideas from members.**

we did have two fires over a week ago both right because one was east of our subdivision on during the Wilson's land on the bridge there there's also another one that actually was with the entire subdivision property here at the very end of the outbreak Rd. that lightning struck parents started the fire we'll talk about community vampire burgers actually had it out for 100 and told to report part of doctor getting to the fire on Jerry also of poverty was probably her first of all it's very steep terrain there's not any roads back into that area nine years ago when we had our big fire up there there was a

fire like cut off fire over five times while around through and that and it was not necessarily a road it was a fire blanket that was cut to prevent that fire from going any further with it came up ohh you identified where that cup was they went over they cut the fence off to Jerry's property to see if they could get them fired from that direction at this point in time there has been some confusion but some members that that is a fire escape and as of right now that is not designated as fire escape that was merely a fire cut of that was made down there release and I are in the process I'm contacting jury to see if there are there some places could not be designated because it does connect now to Allen Creek Rd. that where they ran that greater truth to make that cut could we designate that and put a gate in as a fire escape the second option would be down at the end of round for example if you follow that all the way down to the end there is a gate our way through that there's been a vegetarian house he bought the adjoining property that that gate is not locked but there is a road from that bridge down on his property that is OK for those are items that we may be looking at to see if we can that additional fire escape routes to get out of the neighborhood if that's where the did you have a I have a map that was published number of years ago but having it to you and mark where the escape routes are off the ranch craft and I'll get Chicago so that's just something happened for the membership to know to be are working on right now it's clarifying me official ways if there is a major fire property to be able to see that she's actually that subdivision

**Synopsis: Discussion about establishing additional fire escape routes out of the area.**

thanks Roger Thomas 56 how big is that sister if that's compromised and say concrete or plastic part of it but it's metal rich yeah it's actually an old tanker truck so buildings breakfast will not come up that road and it and if they decide they do want to come up that road they're gonna charge 1500 bucks obviously I just went from this to deliver a concrete wall on the two plastic infiltrator tanks which is what I did about 23 to 27 bucks pop the board decides to go that route I have no problem volunteering my time for all both those tanks they're pretty easy to drop in they're pretty easy to get there doesn't take any sort of thing equipment to do that so just have one of the saving aspect that's always a good option appreciate that you know that thanks Tom

**Synopsis: Cost of delivering and replacing water tank on antler ridge**

anyone else ever required OK committee so we've done quite a bit uh maintenance on the roads obviously it's been very very dry we did a lot of fill in up on the top of firemens over the last year we've dumped between I don't have the exact numbers somewhere between 37 and 40 loads we are still in the process and the Rainer manager this year putting Rd. mix on the hills the lower set of hills and we do have it fall doing that in the

fall when it starts getting a little moisture in the ground we are also the board did approve where we're going to be doing some loads on the side roads star taken medicine rock and bugling elk also that's what our plan is for the rest of the year last year we did use lower the budget from the road fund and the fire fund to buy the plow truck we didn't do we did not pay for any snow removal last year so we went ahead and got the truck maintained and ready for winter we got new brakes put on it we had oil changed on fuel filter and couple other maintenance items so it is ready to go and we did find an additional volunteers to help us find so it's we look like we can probably save ourselves you know roughly between 5:00 and \$6000 of doing snow removal and using the planner truck instead on it too so that's about it for the road committee Rd. committee does I'm honored Rd. committee so is John Rutledge and also Zach rothman also is on committee yes speed can you state your name for the record morning no grade yet bro and depending on how people drive get 3 days and you're back in Washington so talk to your neighbors slow real you know I mean it's just that's what it is 4 wheel drive kind of going the other way now because like they will say a lot of the houses got completed so we don't have as many contractors and it's much heavier equipment but still it's you know it's speed that's that's our number one you know problem on the roads here we could put everybody put their vehicle on forward drive especially off the hills and see if there's a lot of maintenance on those hills too can they get 163 is there any any ideas on how we can get that road hydrated during the dry dry season so I did some research on a truck rental through United Rentals in Billings first are really hard get most of our leased out most of the whole season to construction companies one thing I did find out is you have to have to see the outer runner and you have to have a difficult to hold liquids and haul liquid you have to have a CDL so you can buy some you run a small truck but you still got to get the authorization through the state to hold liquids and you need a CDL to do that so we have to have a CDL driver how do you research and you're purchasing a truck we have not because we still would have to have somebody drive that has CDL actually for for private views you do not have to DL nor do you have to have a permit for the liquid in the water think about the water where you gonna go get the water from if you're not going on public roads water and leave the hall to the get the drive to there on public roads right saying you don't have to have you do you have to have my information comes from a model from a water hauler ohh who I showed me the regulations that for private use I think for private use you do not have to have CDL nor do you have to have a permit something like that 2000 gallons 4000 gallons to get hit tank you have tanker endorsement without everybody else and we marched up private insurance we may be a private community but as is your corporation how far away 10,000 gallons gallons how many yards make a difference in the road zero I mean OK sure about why you're looking for number of feet

or whatever if we don't get the quarter inch rain we can't touch the ground and put 1/4 inch of water 24 foot 5 for a mile you figured out it's a lot of you have a lot of time back and forth back and cost of the truck it's gonna cost you a decent truck we're talking 15 to \$20,000 and tyrant 1 you saw what that expensive then you gotta have somebody drive now everybody that has tanked by pick up on volunteer maybe you probably do it that way yeah all that all all and all and then two weeks later you're back to the same thing what you got I mean you look at it right now you look at the road right now we had damn near 2 inches of rain plus we go it's far more than that yeah 2000 gallon rental truck is 600 with \$650 a day for 2000 gallons and we all know 2000 gallons is not getting anything today or you want to get that to that won't soak down one stretch of the hill 2000 gallons you know well we did look into it Jim was Catherine can you state your name Catherine O'Brien and he was talking about private entity when I think what Tim was saying it was for private use you know that's a big difference it doesn't matter where corporation as long as the water is for private use anyway that's what I wanted to clarify I just wanted to say that I also for snow removal I have an 02 dodge for the full plow on it if anyone ever needs to borrow it alright so thank you thank you appreciate that other questions on the road committee are we

**Synopsis: Road maintenance complaint and request to be done on the backroads. Continued talk on money used for snow removal. Roads require 4WD and the cost of road maintenance is expense. Request made to members to use 4WD. YRLC is a 4WD/ AWD community.**

OK we're taking a 10 minute break before we move on to old business they looked at all the commanders of course ohh yes our first date approving the committee reports push your fingers up to vote yeah all favor approval thank you OK I have two fingers up it's only one ohh boy no ohh what's next yeah OK not sure they have one thing that I got 20 28 year approved those there you go approved the committee reports take a 10 minute recess before we get going any further

**Synopsis: Committee report approved**

we do have a letter from the lawyer that we wanted to read as a just a room a reminder for um behavior of members at meetings the bylaws were require the governance of Roberts rules of order of all meetings of the members or the directors unless otherwise waived by a majority vote of the directors or members in good standing presents as political so that section 2.4 Roberts rules of order provide the procedural means to admonish or sensor meeting attendees for example a member who misbehaves or is enrolling at the meeting may be admonished or censored by the board of directors such admonishment or censor would remove be admonished for censored member from good standing status covenants paragraph 2 point park the member not in good

standing would not be able to vote in person or by proxy on any matters at a meeting of members for a period of five years after the admonishment or censorship covenants paragraph 2R bylaw section 3.1 and 3.2 so as we go into these next sections we just thought that would maybe be a somebody nobody out here wants to do any of that so I think it was just kind of a sets set the tone maybe I don't know just thank you

### **Synopsis: Lawyer letterread regarding Robert rules of order for meetings**

OK all right here we go we're going to move on to some old business first discussion is startup and Rd. Questions the wires there what is the difference what we should be doing there yeah can you bring it to the conversation I don't think you have the letter read the letter read it I don't really like that OK so clarification of governments needs much relocation of ropes I'm just gonna read the whole thing I apologize for the inconvenience that the Yellowstone river land owners corporation has asked her partner provide clarification of the amended declaration of covenants conditions building standards and registration branch dated January 2024 covenants and the direct declaration of easements and December 20th 1990 the easement which wire LLC obtained as gravity in the quick claim deed recorded July 6th 2000 2016 regarding whether and how the roads subject to the easement could be relocated the requested verification is provided pull up under the easement wire LLC quote may choose to fill the national roads or improve certain routes UN quote but wire LLC is under no obligation to do so the roads existing on December 19 trying to find the locations on which Rd. beds and road services may be constructed and repaired and maintained that he is my perpetual and non exclusive meaning that the right way of rising from the easement can be enjoyed by wire LLC property owners and they're expected employees families and guests non exclusive and this contact context also means that the roles cannot be obstructed by for example block games shall not be liable for damages arising from the use of construction repair maintenance for the locating of easement right of way or Rd. May is assessments for roads and right of way maintenance wire LLC reserves the right to determine the location of all roadway easements and to relocate the same whenever Y RLC shall deem necessary or advisable by reason of topography and or soil conditions under indictment wire LLC controls all aspects of decision making and approvals for roads their relocation of any after maintenance prohibit the building of roads quote until complete plans and specifications shall have been submitted and approved by wire LLC and arrange the submittal and approval process are defined throughout section 6 of the covenants

### **Synopsis: Lawyers interpretation of the covenants regarding easements and roads within YRLC**

was there any recommendation from she reached out so my understanding can you say your name not Catherine sorry about that it was my understanding that that Mister herself had in fact contacted the board regarding the movement of the road for the road started and that there was no objection but before that runs to the end we did ask for clarification for the future if somebody asked you build Rd. which I think the board needs to know and all the homeowners also but can you give me clarification on that because this isn't what the attorney is saying is not geared towards the one lot you know where the one Rd. that goes through two lots but towards everyone right and so did the board before they or where they started the road or not or even before and is there any discussion about it you know in writing or stalled there was no application made to move the road and I believe Tom even said earlier that I personally did not know until I saw it being done that's all I can answer too so the whole board had not seen an application and have not discussed it at that point I believe it was a Sunday afternoon when I we were coming out to keep the horses and I went what's going on so wasn't there a board member on the board at the time they did the role that doesn't mean that the board the rest of the board knew anything about it so there was this on the board at the time that he kept it from all y'all right what you're saying I did not know about it that's all I'm saying OK so that's what you're saying tops I don't know what that paid to have that room it is not my responsibility of reading homer's responsibility to make sure at least certain board member communicates with the rest of the board members for one so and then didn't know sorry not my fault not my problem either second of all I didn't have you have to do the work during all that board member did to speak with the president Jerry basis I have that confirmed in writing Jerry also confirmed this back in a chain of emails started on the chain of emails by Dan Griffin that was upset about this road that he confirmed he has chip didn't talk to me and he didn't see an issue with it that writes in an e-mail she doesn't see an issue with it we usually just have the application which I returned back I think within three hours and 43 minutes as it being requested starlet didn't have an issue with it she actually came to the property she's not here today she was on the board for those that don't know Amanda leaves also went on the board she was you know like 2 existing board members were dead and Jerry so the board did have knowledge of this rose what's gonna get moved by Jim because Jim did speak with Jerry now and Jerry didn't speak with Dan or jam or vice versa or whatever that little triangle of social ethics didn't communicate that's not my fault there's not any members fault that the board members can't communicate with each other because they're upset at each other for whatever BS reason that is not my fault I provided the information I said here's what I want to do I got a price to do it it got done president knew about it but I'm not mistaking this issue has been approved and my role is resolved OK we're only putting out old business because it was brought up to the end of

meeting last year for clarification for this recording that this has been resolved does that answer the glory answer your question damn well they we have all the emails here and on March 12 Jerry sent an e-mail said after Jim pointed out there after Jerry talked to Jerry and he was never able to get as much as I might ask everybody talked about it and said just talk to him talk to me too on the side of the road and that's part of the part of the e-mail it said that human being was talking about wanting to throw it and I suggested that well it's a process to that including the boarded up seat and again then he went Jim talked to them talked to you because I understand from the emails so we told him that he talked to me I tried to get the definition of what what Jim said when he talked to you I was never able to get you to give me that March 12th used after the e-mail response that I agreed and I quote I agree that it sounded like reasonable thing to do but at no time did I say my approved and then move forward sounds like some misunderstanding here I was not trying to avoid getting getting getting the boarding this decision by this understanding or my apologies to this misunderstanding so in my my e-mail says and I could have made some personal comments there but they're available so like I guess it was pretty clear Jim's first female average response to death notice there was we've been out before you had an opportunity to respond Jim said quote I am building a road on top of personal property that will change the entry to start to get and when we get approximately 300 feet to the South it is inside the property line by over 150 feet or so has an approved building application there's nothing in the bylaws or covenants that requires him to put in an application for anything involving the infrastructure buildings as well I discussed this with Jerry and says was well within his property line we agreed that there was not an issue the new road will be installed 20 feet wide with the crowd 6 inches of fact one 1/2 inch round base material they prove that this building application code so essentially you're saying that he had approved the house that means you have no problem and I've got one at home bear with your emails going back and forth and it did ultimately results in my resignation as well as resignation from the board because it was hard not having problem correct I guess I would just like there are 70 I guess I would just like to see we could sit here all day and finger point back and forth on this issue that the matter is the road got moved OK fact of the matter is he moved it from once not on this property to another it did not affect another landowner I have talked with supporters who are the helping other people that they have started and it's made no difference to them whatsoever they're happy with the road the way it is and that so I think at this point in time probably the best thing to do is just bury the issue this time it's been moved and now and we can just move forward and the new standard is now noted by the lawyers letter of how to do it next time if it happens again was there some affirmative action by the board then after the attorney's opinion that clarified that it said that this is what the board has approved it wasn't an application

submitted that point you were you were within your right to stop the construction and have the issue decided that instead of ignoring it something that didn't need to be it didn't work it work it out of a meeting and we haven't formally approved the the champion changing of the demo yes we had application and we approved the application are you aware that there's no reason for that and the old easement to form a pretty good problem solving because without having any patient that's something to look into that's correct so again I will also make everyone aware that if you look at the legal description of my property there is no easement written into that so whatever document from 19 whatever 2000 whatever I only know by my legal description and my teeth cross check this with multiple other teams and multiple other teams that have rows rows running through it not only roads private roads running through it also do not have this legal description written inside their deed so since it's board attorney be the people I did my due diligence and hired 2 real estate attorneys and they both said if I wanna block start touching altogether I can because there is no legal description in that deed that's not my fault I talked to the closing company they had this is the deed that's been filed years and years and years so that easement that is being that's filed and recorded whatever jargon you wanna use does not exist I'm not trying to block startup I'm just trying to move it it's still 150 feet on my property and if we want to talk about maintenance of \*2 pin and the quality of \*2 pin that Jim put in well we cannot get on that road because we are still gonna hire Jim to do the roads because how can we say that Jim didn't do a good job and he's not qualified and my Rd. doesn't have drainage and this and that and the other that no Rd. up there paths then how can you say that being writing in the letter that I received certified letter but yet still player Jim to do the roads so generally have faith in Jim ohh we don't have faith in Jim but if you're going to send me a letter and say I need to do all these improvements before I even reapply you're basically telling me I can read this because the letters right here you instructed me to basically break the covenants in your opinion and the opinion of the board and the board's lawyer to get it even looked at for 1/3 time when I already received an e-mail from dad back in March 2023 I believe it was end of March saying that the board was either going to approve or deny the road but then I received this letter giving me 30 days I have to do this I have to do that There's no easement recorded in my property at all and either weren't actually to be honest so that means I can cut off while Turkey on lot 56 if I wanted to because there's no legal descriptions that's not my fault I'm not saying I'm going to do that but if you want to talk about why our elc has the right to put in a road anywhere they want they deem possible you go to any case law any attorney any gang law that you say you know what Dan I'm gonna go arrow right through your property LC says that's what we're gonna do good luck OK yeah well clearly the case if the easement problem is but not appearing from the port attorney that the easements there



department forever and the and the road that is in question inflation 1990 when that easement was initially created now if your attorney real estate attorney right didn't catch that so it's not in the title search it's what's filed with the county over and over and over if that property changes hands if you change an easement yes then you're supposed to be violent if that easement is there if the boards attorney wants to go head to head with my attorneys or anybody in this room for that matter wants to go head to head with my attorneys on the issue that this road then I highly welcome that but if this issue continues to arise people wanna continue to single me out pursue me for what I'm doing to improve a property I suggest you guys look inwards and see what you're doing to improve your property a lot of one 6th grade I'm moving hand discussion on this start road issue it's been moved and voted and approved by the board we have no longer any any need to discuss it I seconded before you said it wasn't too late I seconded sorry but he was standing before you seconded second motion if the motion was put on the floor I seconded it that's alright the question so I was standing on the motion was made there's a question down so I said you never sit down I seconded motion motions item 4 time for discussion I second the motion and we know that there's a motion on the floor a second because he developed the floor just read the dead horse words already ruled on it like by the association has been rolled out is not John John John

**Synopsis: Discussion of road being moved on Stara Tukan. Questions about the description of easements on property deeds and can YRLC place a road anywhere it wants without landowner approval?**

so I don't know if anybody really where what's going on here there is a precedent set by and from my understanding correct me if I'm wrong ever judgments never made it out this thing was handled properly am I correct or am I you're correct fortune should take very good note there so that we don't have this fiasco that gap right now angry hi I would just like to say that I'm Catherine O'Brien I would just like to say that I agree with the gentleman saying and I actually think we owe Thomas orsi would apology for putting him through all of that actually I would like to say one more thing please a lot of people seem to have this conception that Dan and I have this direct issue with each other and Dan has hasn't been his opinions on this issue and obviously mine are different as are some other people might have in this room and I don't dislike Dan or his opinion I don't dislike any board member for their opinion but this was handled pretty poorly I even sent an e-mail it's in this packet of emails 32 pages long that danger has say I want nothing but transparent I even when requested to redo the application redo the application right away in this e-mail you know let me know before you need here's what I want but to add insult to injury I had a fence I removed this let's apply for a new fence didn't get it approved with that 30 days and actually end up getting denied after the 30 days which is null and void because you only have 30 days same thing with the bar same thing with

multiple other issues that I've tried to do to that property that fall within these covenants but I was targeted off the get go because I wouldn't go back to a professional civil engineering not many people know this I'm gonna go back to a professional civil engineer out of buildings to prove to the architectural committee I would like to see their credentials that I wasn't building a mud Hut in Africa why would I do that and what right do you guys have to ask me to go back to a professional architect who knows his business way more than I do to say yeah I need to prove it to my HOA that I'm not building a mud Hut from Africa obviously the plans show what I'm building I'm not building a bug hunt from Africa but every step of the way it was questioned my fence got denied guess what it's going in anyways you guys passed your 30 days we'll talk about my son Jerry you wanna send an e-mail trying to link me into being a Nazi when in the community there's a sign that says people's national Rd. do you even know what eagles nest Rd. is headquartered exactly so how can you guys and I say you guys I'm talking about the two that were on the board at the time out of the three I'm sorry you had to go through this I'm sorry everyone has to go through this but how can you possibly continue to pursue me send text like that to fellow board members when obviously you don't know your history because there's another sign there I'm just trying to build a nice property and then might disagree and that's damn right you guys can disagree and that's your right but at the end of the day if the issue is settled the issue is settled then that's it I respond to that comment about your sign

I did ask my question was does Thomas urso know what that means that was my question ask the question I asked about tax well that's first of all I don't know how you saw the text first of all obviously someone on the board showed you the text while it does matter anyway thought never said that never said that play down there that says Hitler's house and you're gonna try and simulate because I never said you're not see I don't know you what the shocked emoji I know shocker you now that you don't even know about that son I I was shocked that someone showed me the text if you guys I might have said it all like you got caught red handed lying about why hey calm down no I'm not gonna call this I think you should resign you wanna lie you wanna send those texts and damage lie yes yes OK well OK I'm gonna order political order all the order order we're trying to make you have spoken before plenty you've spoken you're fired you should resign that's all there is to it thank you that we have now you working with me Paul kostick me on the meeting Jim told you about that road and you lied because you were trying to cover your \*\*\*\*\* and throw it back on Jim that's what happened we done are we done aren't you guys done are we done pursuing any are you done I just want to go and get over this subject if you were done yes I hope so too hi I would like to recommend that in our meeting notes we acknowledge the changes that the board will make for further requests of this nature so that everybody is aware of what those

changes are that the board has made based on the letter sounds good and also please post that letter up on the website OK yeah and we're going 9995 alright and I would play I got off the board in the middle of this so you can correct me out of the way that the applications or anything are done as they go to the chairman of the committee and to file to give them to someone about another member of the board ohh I'd say that's probably the problem with your guys give that to somebody else that's fine yeah I have sent that to her and the term was sort of handling it because nothing else was getting done and and then that's not your fault you were on the board and this not only happened with my house it happened with the fence happened with the bar happened I spoke with another new member who I'm not going to name who actually is an attorney and said the same thing happened with him that things were not approved within 30 days and that is not the warners fault if I'm submitting it doing what I'm supposed to be doing to submit it then that's fine now it's the issue Dan is bringing up which has nothing to do with dance decision making or being poor is the offense and the defense does appear political play to run out that time as far as you could to mess with me and that's a nice word for you putting it to mess with me because I wasn't going with the grain that's there I don't even need to apply to put the new fence in but we want to play this semantics game ohh well this person didn't give it to me didn't give it to this person that's not my fault I submitted to the I don't know who the chair is I don't even know who the architectural committee is it wasn't announced that was the only one that spoke I don't know is there other people on architectural feature we don't know because it wasn't even talked about but I'm sure there is I think there's one 2-3 maybe I don't know to submit the paperwork to the form the board heaters that take 29 days to do it or they're not and as far as the conceptualization of dragging now and later that stated that that was just so I could get architectural plans drawn up so let me be clear I don't need anyones opinion or approval or permission to get architect to spend my own money and get architectural plans drawn up if I want I can give architectural plans drawn up on dance property would it be a total waste of my money yes but I never got approval within 30 days there were I can do whatever I want and I'm not saying I'm gonna do whatever I want to come down what I'm saying is for your regulations regulations that dominance all this nonsense you have 30 days to give me approval the board has failed multiple times I'll live with people with other people and give them 30 days approval that's not my fault it's not the homeowner's fault just like I said it's not my fault that the four didn't communicate Dan didn't get all the information because married and share with him or whoever the hell it doesn't matter that's not my fault I'm not on the board I'm just the homeowner submitting this paperwork that's required that's all we have a motion flip off 41 motion to close starting yes what are you yes everybody swinging OK so she goes before you fight right now they're falling away in this room wants to be set up there

they don't want me to sit up there we can't have respect sitting up here you know for those people out there there's the door you don't like what they're doing run for office or whatever but if you sit there and you talk about this association this is the association they aren't this so sketch they're just the ones up there trying to keep them calm and I don't want to be the person up here and drive by one of my neighbors that's right because I don't like him anymore I went through something in this meeting that I get from the finger and I drive on the bottom I don't want to and I don't think nobody else knows but there are people coming to this meeting every year but the idea is I'm going to disrupt them they're not solving anything you know and all we're doing is making the money there's the door

**Synopsis: Board complaint about not receiving approval for fencing request within 30 days and also making request for housing plans beyond review of compliance with covenants. Complaints on property signs and meanings of the signs. Call for board member to resign.**

ohk OK company committee yay ohh I didn't help my places all right so covenant committee we did form a committee to basically review both covenants and the bylaws you guys saw we didn't put out inaction the packet that came out basically stating that we want people to be able to trim trees per fire code safety without having to apply to the board to get the approval to trim the trees for fire safety that just sounded like a simple like yeah that should go however we only got 12 free sponsors back nine of which were proxy or not proxy but ohh no no they weren't they weren't proxy but owners basically yeah 4 owners yeah so when we're sending these out if you could please give us a response that would be fantastic the form does say that we need we need them within 30 days now I know the packets got messed up at the Columbus post office so they're about 7 ohh So what days that's still a lot of the same e-mail or postage any other questions comments can you take a vote here at this time is that is that something that we can do next question follow up and how many voted how many of those votes were in approval at all there were 12 votes getting approval to against though and there were zero negative 222 negative 10 oz tunnels yeah so yes yes so we put that that's the 30 days have passed but we've kind of talked about the fact that it doesn't feel feel great to be something off of four people in the communities opinion so that's that was the point of the statement is you know we we we the the covenant committee is it is taking a lot of time we do meet monthly we do receive homework that you know we're going through and spending a lot of time to do this it would be great if the community could give us a response on the things that we're putting out there 95 when you included that in the notes for the association you understand that there might there against humans as to whether OK so that's the part we discussed that today after that and then the second thing is is when they've been done before they haven't done their done peace

are we going to expect that each time you do it it's being scale so so with that what we wanted to get that one out because we felt that one was important so people could actively you know trim trees after two weeks a week ago that again we're gonna like hey this is important kind of thing but the others will be coming via mail in the future together and then the third thing is it looked like there was a website that you should apply is that what it was instead of it was just as an example it's basically what the amendment said was you gonna do fire mitigation based on whatever the current recommendations for fire recommendation from the official bar and that was an example of a website that does give fire and ice OK that's confusing I'm sorry but that's because it looks like you're supposed to it's on a website and has no idea of what your actual location is always gone to the fire department OK just up here trying to do the best we can volunteers here trying to clarify so I don't know whether it's a man or Gable because you understand I think right and it's and it's presentation just for clarification you still yeah there it is it's it's changed do we get to the next slide or any other questions about this committee

**Synopsis: Covenant Change: Ability of property owners being allowed to clear Trees/ brush ect for fire break on personal property without prior approval.  
Appears to have community support. Approved**

OK the next thing is the RV and the tiny home a conversation has been had with the owner several conversations have been had with the owner and it is up for sale and being handled what's the update on that questions comments recommending that they have been some clarification of this particular instance for could be applicable I don't know I guess those accounts with the violation and violation OK somewhere along the line and just put it out so that is also being redefined in the covenants we did bring that up the definitions that we're going through we definitely looked into it we took into account Montana law we also looked into the fact that the fifth wheels that you see going down the road they're not even 8 feet wide but that's what montanas law says they're actually 8/6 so you're saying now a camper is not deemed to not camper as you look more into it it it gets real tricky yeah would come from well it is classified as go ahead yeah so it is the fact that Montana State law says this width is right this length is a mobile home it's a mobile home at that point but then you go to Department of Transportation when you go to get tags they actually deem because that fifth wheel is now like a toy hauler is now over 8 feet wide they contradict but yet they're still tagging them as traffic travel trailer that doesn't mean they're need special codes or anything ohh so you're saying that that there's no there's no answer from the state there's no answer for this state because the two departments are there and they're discussed with the attorney and that's what the attorney said to if you look at what did you sleep like here you go with your money yeah so yeah so yeah we are taking into consideration when we're doing the covenant committee that slight change to be able to

accommodate the members property again kudos to the committee for the amount of power spent digging and researching and finding conflicting information between various sites that people want a definitive answer on and there is someone there is all yeah yeah we feel good about that we got more to talk about yes Judy Crowell 34 what's the tiny hole then this is an RV tiny home so we know that's exactly it they are two different things no we are the same thing that is classified as two different things that's kind of what we're talking about is that different departments are classifying it differently and it's one thing so so then you said something about it being sold it is up for sale so our problem will still continue because that will be sold but just to somebody else no they have it out of the community it is up for sale ohh to get it moved out yes OK yeah the actual trailer OK I thought the land was being yeah the thing with the trailer is up for sale OK thank you yes how how are you feeling now the computer my mom made the house yeah yeah OK you new OK on this question about this tiny hole travel trailer you're getting conflicting information from two different state departments has the board had any discussion as to where they're going to you can't get the answer from people that you're really relying on and you're gonna have to make decisions themselves yes so as discussion as ohh there's been lots decide what you want to do um no we have not the owner decided to put it up for sale and A and I think and then our going forward putting it out to the community and the covenants changes to see what the community accepts and does not accept within our community that's kind of what we have thought about that's the way we have tried to go just so I'm clear yeah putting it to the people what you want within your community yeah respect if you want to join the covenant committee let them know I mean it's a it's a process I'm we are actively meeting monthly I I don't I wish I had a timeline for you I don't but we are meeting every month and discussing and breaking down different parts of the covenants and and to send out to the community OK So what we're also have to do with that is to cross look at bylaws because there are several spots that they contradict it's kind of a snowball effect it's it's a bit overwhelming to be honest but you know we are we are actively trying my point is this of what I've seen in this meeting occurred in the last year here we really need to get off all about themselves weather Salt Lake any kind of organization before maybe so maybe not and I I don't mean to be cruel but that's the impression that I'm not quite sure about what we want to do and we're all adults yeah and we are all neighbors here and so I do think that trying to make it decision that is favorably inappropriate for everybody is something that we do try to take into consideration and so while our covenants and our bylaws and state laws are not lining up right now I personally don't think it's fair to then make a decision that I think the community should have a say in whether or not I mean there's so many things that have come up on just because I think this should be allowed doesn't mean the community

does and I don't think that's right for four of us to be a five of us to be able to make that decision I think that's a community decision yeah I agree I I think you guys are the the group that we bounced that they should be bounced off and they can bring it to the communities your hair so that's what we're trying to do with the covenant changes is take this specific issue to the community to see if travel trailer heading home RV whatever you want to call it is something that the community would like in your community or not that thank you Jim acceptable OK this discussion has been had me to death but anyway it's like and this is what you gotta realize it's not how the state views it it's not how tax people view it it's how the association I want to say what we want in our community here so my recommendation is you guys get together and somehow draw up something that any application or something like that Steve Braun and until it's clarified through a vote for these associations form it's got to be table you know you know what I'm saying yeah I think it's a solid solid I think anybody who's been on the board as I am now realizing there's a shift kind of Gray area and it's really frustrating and you just kind of try to find even reading the covenants is help you need a buyers perspective on some of it to even be able to decipher what it is and I think that's frustrating for us up here as well just in trying and just trying to be a good neighbor all at the same time so OK if they ever said it

**Synopsis: Tiny home and RV complaint. Tiny home to be sold and moved from property once sold. Discussion of Montana property law and SB 300.**

OK new business and our questions on old business OK new business we already discussed this section 13 a preservation of trees and soil we want to discuss anymore OK move on with that since we discussed it during the committee QuickBooks system ohh yeah so we do not currently have a treasure we have reached out to somebody in the community who is a like a QuickBooks professional that is what the board uses more of us they charge \$25.00 an hour to go over the QuickBooks we've been in communication with them it doesn't sound like we need like obviously there's a big checks and regular stuff that goes through but it would kind of the bulk of the money would go to her and dues and stuff were coming in and we wanted to see how the community felt about having somebody outside the community to manage our quick our QuickBooks and our accounts and like a third party so anybody have thoughts on that did you mention the charge \$25.00 an hour is what they charge OK So what would that Catherine O'Brien I'm asking what in the world expected it would just be basically you know for the party go through view and cabinet making something pull you know reports a lot easier separating you know vendors Rd. whatever it is and we might be able to pull better clear reports maybe someone can add to the annual OK I was just wondering what call it your estimated cost well I mean I can't match more than once a month using it I I can't imagine more than \$50.00 a month if we used it used her account even know

that we would need her monthly yeah maybe quarterly we just don't know OK uh Jen I was trader probably over 12 years ago my duties were to pick up all the mail from the mailbox I got all the checks made copies of the checks and heard the QuickBooks as payment for each lot I also sent out had to print everybody's plots I can see having a treasurer still be in charge of printing those letters and mailing them out and still have a treasurer in charge of picking up those checks photocopying them putting them into QuickBooks and then having that information being sent out to that person to create everything else but I think if you had a treasurer that still took care of those duties that would take out a lot of that expense of that type OK and then of course have that person in charge of balancing everything but if you have somebody treasurer please take that take that money in and keep track of it that way it might cut off little bit more OK Tom to me uh files are saying that he thinks I think Jim rob really complaint everyone here has jobs hopefully and so there has been right here the hearsay accusation that people with money and this that and the other things being misplaced whose fault it is I think for 25 bucks an hour being in business I think that's a great price you're not gonna beat that but we're also talking about everybody's money and so if we pay a third party not the community someone who's not connected to anyone community it just eliminates all the possibility of that accusation early enough on this person OK this this I think that would be the easiest quickest way to eliminate that main conversation that always gets paid even one set goes missing it goes in someones pocket that it shouldn't be that those people are going to be me included so I think for \$25.00 an hour that's the deal you just can't beat and eliminates common law of issue OK Jen I think there's also a question of if it's a volunteer and they don't carry a ball what's our liability because years and years and years ago before I was even up here yeah situation with treasure that was writing herself checks and they at the time she had some problems or whatever and other things but they decided not to go after her but that was why it was a small community and like the police but he said it's a small amount of money to be paid for somebody that is probably bonded and insured because I don't think the insurance we pay that indemnifies you guys would indemnify you think you're correct you know that someone not elected but 9995 how many years of you going in and out ohh and I don't know what you're what you're looking at the same person that we did we last year it is not required if that's your question whatever the agreement should help would help for the most part what they're gonna do is you send them a bill they pay the bill so there's no there's nobody there to say Gee should should you be banned that bill could or did this was this actually a critical or you know anything so somebody needs to have that oversight yeah we wanted to get where we had we're doing that and couldn't find them and the other point is that if you find somebody that can do that they can if they can check to make sure that the bills are paid out of check and it's just a lot cheaper but for \$25.00 an hour



OK \$350.00 a month well when you come to the end of the year choose the taxes and you fill out a form that you sent out \$50 fee to take care of the federal government and then you go to this other person and they charge you \$500 to do that matter of fact it hurts a little bit but you don't think they should is it maybe just be temporary you might you know they come into come in and get lucky to come into somebody that wants to get in and if you get the whole thing squared away so there's less complaining along the sidelines to work out though yeah I think some good points for sure I I agree with Dan I think that the check writing should be on somebody else but as far as bringing collecting all the checks that come in through use that's something that you check the mailbox I mean that's time consuming because you checked the mailbox daily and you have one or two checks check again and there's 3 or 4 so that's where a lot of the time comes into it is collecting all of the checks so even if you had say the treasurer collecting the checks and dropping them off to them that as an option also to that person doing the cost or that would be though that would be that would be something that would take also at that time yeah yeah so do you guys wanna do that so is it possible job 76 is it possible to get the estimate for her annual but their annual labor based off past you know page away collection stuff like what she would charge for a year of doing a year's work what's it going forward so we and she gives an example yeah I like like like a calculation of what the estimated hours for a set period of time would be if we and I just because I think people brush with points yeah they talk toss points is is well preserved like it's the third party and there's no little chance of infighting with the collection part but they ask points well as you know the the taxes part is that gonna versus doing ourselves but maybe just asking that person for this is what our most looked like this thank you for six months for pulling the estimate and then maybe if we all vote on it or play makes a motion that just a trial period of one year and then yes potentially goes well then we can do it three-year contract or to your company or something of that nature so that we have we will we'll review it because what what I don't want to see him for 20 and then something like Jim mentions it's money is now being siphoned off for people things and 4 hours or being burned or things that are being done so having that watchdog on that person as well Thomas umm it's I guess it's a good thing to know is Jim from a great one as the liability aspect QuickBooks isn't going to solve financial issues whether things are wrong or right QuickBooks it's literally just a a program Ledger on the screen and it just so for example financials in the end of the year it's it's clear as day you can print out all the report that says you know from July or January 1st to December 31st here's every single check that was written who was ready to the check number and it's and it's on the sheet 2 pages long it's not gonna pay this person like I forget who mentioned it isn't Dan isn't going to this person's gonna be like well yeah you shouldn't really be paying that person because all they're doing is they're

taking a check for example Jim brought up when you send out the invoices in QuickBooks to all the members to take their 2-3 hundred \$300 a lot whenever you get this checked now when it says Thomas here so a lot fifty 56600 bucks checked over and takes 2 minutes to record that in the QuickBooks it's not fixing anything it's just electronic recording and if anyone goes in and changes that to where I say ohh I paid that twice that person can go in there but I know you paid it on this day and here's what we're seeing here's where we recorded the payments it's basically just a fail safe for everyone to look at and not trust and somebody else to take care of their body so liability wise it's financial it's everything else nobody can be accused of anything but 40 hours and 25 bucks an hour it's a lot of time for what the two it's only 1000 bucks but 40 hours take care of how many checks we write 134 who knows not even not even really it's all decided it's just recording the payments yeah people coming in and that's going to take you know however many members maximum two hours so you're talking \$50 and say you know throughout the year right even spent 500 bucks to get that just to have electronic recording documentation of where money is going who's paying what the check was that way no one can come back and say well I painted here I told you I made if it's not on that program really quick before we allow for address you so basically I think we're there a whole idea of it was really just to utilize the system we want to have her doing checks all that kind of stuff we just have her show us how to actually use it to its most potential is what we're looking for you know I'll send you the correct make copies of the checks all the member dues until the deposits you know everybody's pretty signs and checks all that stuff and make copy of payments everything's file she won't she won't do that she's just gonna go and try to pretty much utilize the system for us for report generating separate categorization those kind of things correct great program they look wonderful person here you can ask how what what was her average tax benefit what was your average tax rate spent during the week for a month I didn't count it overtime basically during member dues times where it takes the most work that's what you spend most of your time yes everything maybe two or three hours a week but that's producing reports yeah yeah there was that there was not that much time spent was driving to the post office to pick up the bank depositing to the bank yeah we're gonna have one company credit card because in winter time it gets dark here ridiculous when I pick up Danielle you pick up Danielle yeah you pay for little incidental things whole lot of checks understand what I'm saying instead of putting it on there not right is your credit card company or even the bank card from the bank yeah just me a matter of how to improve that that'd be hard prove usage basically right now we have two people side to check your numbers there was years ago but we had thing that anybody on the board could spend up to \$200 for a resident of ward or something that you know for migraine incidentals because that that time it was find meat spray and

other things you know that way they would you wouldn't have to get hold of everybody to get approval yeah you end up running the check for yourself that's about it turn on Brian or has the association board members used the banking you know with your bump where you just click a picture of the check you know front back and it's automatically deposited that's well that's what I would seem like that would cut down on the work done and waiting in line other thing where you don't have nothing to trip to the bank and the only thing during when does come in usually have 20 checks a time and it's you know so it's yeah so you know take all those and make copies of all of them then get it all deposited then take that reconciled to your deposit you know put it in QuickBooks then go back to your your you know your sheet update all that put in the dues paid in your column so usually because one check but usually target it's a lot of checks you're saying that that they don't allow you because I I thought that we had put in multiple checks for the two I know that there's a lot that you can always submit like people might like one of my things is I can't deposit more than \$5000 checks or you know I don't know if banks everywhere but I know that a lot of the same natural vote for days this amount of money so I think when Jerry talks about all the dudes coming in that it probably will lose that yeah yeah it's usually 15,000 deposit dollar deposit stuff like that sometimes you know because usually do with bundles these are calculated that way you know so it just depends every time to the post office sometimes one day you'll have a bunch of checks next to go 0 checks it just really depends and if you're going to post office already might as well just go to the bank while you're down there just make copies of the bank right there and then I just deposited that's right so are you waiting for a motion to pursue QuickBooks because person or what I don't know the words decision to make ohh no we really need a motion that'd be a pipe counting cost basically for making that call but you really wanted to bring it up to get your opinion on it yeah really do it do you wanna just do a motion and take a vote just so that we can get an idea of what people are thinking motion to hire the person for QuickBooks for one year second OK all in favor opposed pull up the favors ohh that's my secret one second 20% off Tracy are you vote yes 2012 call call attorney who knows not exceed number for the year trial because it's still sounds like account could be 1000 bucks for just yeah I think yeah I do think it is still something that we are looking into we're not looking to maybe yeah we don't want to be overzealous with everybody's money so I yeah I mean if somebody wants to throw out like a number or like don't exceed this amount of money on this service I don't think that the ohh yeah several recommendations on what this question yeah I know Jerry currently does it so he could probably give us a rough estimate of what we we only write one or two checks a month yeah deposits don't really come in except for during reduce. Unless you have someone passed through the sense of it later so really I mean there's not a ton of activity I can't passion and be more than

spending you know hour 2 hours 3 hours every quarter at this point so I can't imagine being more than a few \$100 that way I wouldn't believe that Thomas 56 can we just entrust you guys you guys are going to be the ones dealing with her or him that if this seems like it's a RIP off and just cut it cut it guys i mean there's no way you know going into it what it could be but if you see like a little bit about the incoming one didn't get in with the problem I mean that would make sense like I thought there was some kind of an audit the last couple of times the treasures changed after there's been one or two we have an outside in the last few years OK OK kind of Griffin lot 909095 sorry there was an audit last time OK see through because someone quit in the middle and she had provided paperwork I mean we were left not knowing she didn't she didn't provide us with a bunch of anyway she didn't provide us with what we needed to be put records or she just didn't you know she was locked out because she had a lot and she told it he didn't over and done with so there was an audit at that point but I don't know that it's been regularly done when there's that's part of the one I think and I was there I just remember something you know but it is kind of nice if the the treasurer that's outgoing gets an audit and that way you know your books are clean and not clean but just clean all up to par and then the new guy yeah everything's OK you know they're not we didn't get serious and we had an audit last year so we are OK we are very expensive and I think at that point it's like \$500 we committee the second one thing Catherine O'Brien OK I was looking up at chases but I have the account at chase your mobile deposit limit is 2200 thousand per day and 5000 to 500,000 / a rolling 30 day. And that depends on what type of account you have so

**Synopsis: Discussing of using third party account manager to manage quickbooks to ensure deposit and funds are accounted for properly. Discussion of rate charged and hours. Discussion of when YRLC treasurer board member leaves and if an audit is conducted for ease of transfer to new treasurer.**

I think that's gonna give it sweet please there's another shot of the week we've given you ohh I'm sorry you're you're not the only one while we wanna and I know we made the week committee go away is there interest in starting that again it should be left up to the homeowner personally to do cash with the noxious weeds how do they get notified I mean there's a lot on their next to me ohh that they are or how to contact them but they're entire hillside to spurge there's actually a state law that says you're required to maintain and take care of welcome back yeah pictures contacting yeah I guess I mean let me know I would assume the board would probably have access and could get you that yeah orders yeah I can give people a lot of number OK after the meeting I mean yeah we'll obviously we don't want that but your other your new people in the area don't know what a noxious weed is honestly ohh yeah we were what it looks like I haven't looked up spurge just now I was just gonna say right away maybe we put it on our

website just pictures of what's yeah yeah yeah yeah I like put it on the Facebook page Facebook page yeah yeah and then as far as far as meeting the committee the focus was always primarily out of the common areas and that includes the roadway and if you if you're watching you know you're reading you're watching you can see that they start ohh I'd reach out and then they work their way back and they do it with traffic and with the winding with the with that with that whole process and so. Those those community area that's what they always they don't pay attention to yeah the the individual lots are individual owners property possibilities and problems I guess that they spread that yeah I think it was brought up like you don't know what you don't know so I think that you know like like what what it does a great job of posting about like fire like fire awareness I think a lot of people do I just you come to mind because you you're very on top of it but so I think maybe that is something like an educational piece that we could add to the board or the Facebook page or the website of like be on the lookout for these culprits working great on every day so many people read it too I know you do sorry ohh we had there there was a year about nine years ago during the big fire we released how many pieces for both it would help eliminate everything's fine and we got the approval from you know support to approve the minutes for it but that's another option looks like it doesn't look like the neighbors yeah all the time yeah it's bug the beetle beetle thank you so do you remember like the costumes how many or how long will it change the yeah they're gonna say there was nine years ago the cost of everything a colony so they sent out a colony that was \$200 and then I think we were doing like 3 or 4 calling all they eat is leaving start now and once they eat the leafy spurge down then they'll move on to another patch thank you Cortana 200 a colony ohh sorry that you wanted one and maybe back in the day three to four three to four colonies 3 years ago I know well did you miss the latest version OK those people that want to do that and you know on stand up for the line don't worry it's not gonna have basket and the county will help you pay for stuff like that I'm not volunteering research ohh you got my number you have to find out what the stadium provide because all these farmers and ranchers paying taxes doing that they want we rehab so county fiction agents that you called it extension to extinction green acres yeah the art staff OK so you can Google the company under current eagles quote thank you thank you OK all right any other question comments concerns on the committee going what OK welcoming committee go for it OK so I know it's brought up in the past possibly doing some sort of welcoming committee mainly like a welcome packet that goes out because we all know that our title agencies around town don't like to give the rights coconuts or any covenant or any covenants depending on what you're doing ohh but we also think it might be nice to form this packet to have somebody that he title companies can't contact like hey this person's new to the community can you help them like reach out be that for the local or

three what however when we have around here and also like you know the covenants bylaws noxious weeds what to look for you know stuff like that mushrooms how to get into the common ground yeah stuff like that so it's not constantly asked over and over and over on Facebook what's the code to the common ground people just know at that point OHS we just wanted a thought as far as maybe volunteer to join us and welcoming folks to the neighborhood and put together the packet the packets the main thing yeah so can we do this via e-mail so we don't have to that would be nice yes there's a long as the title company gives us their e-mail 34 how much information you put that other companies title companies Realtors and that's we started involving outside people right now it would come we would get the content the the new owners info from the title company or the title company with client we're hoping I know we're again I know that we are being hopeful but we're trying to combat people coming into the community and getting wrong covenants no covenants you know like Roger's neighbor had probably having no idea that he has like these birds all over his noxiously you know like just again one more thing that we're trying to do to help educate and bring the community together and and informational packets and would like to come back and that that smile lyrics are yeah stuff like that things that some of us don't even know you know like just I don't know thoughts questions we get their information we sent it to them if we don't feel anyone want to volunteer business Jim wants to volunteer what I'm saying there's a limited number of people here from what we get if you guys don't get your volunteer base increased your shrimp because it's like 10 years ago and they guys help with snow removal and stuff but now it's not just us it's screwed us the whole community that people don't step up like you know it's just what I'm saying yeah wanna go volunteer base shifting volunteers and if not you increase your budget right yeah news because absolutely absolutely we agree mostly with what's going on in this country right now 819 played off and those guys are 80 to \$100,000 your job they come here right here and we've got some people up there that are not so anyway lot of things so OK I'll do it the e-mail you know as long as that patient file and I'm not saying we're not saying like somebody in this room needs a volunteer I guess we're looking for like what are your thoughts on it do you think it's a good idea I think it's a waste of time do you ideas on what could be involved in it we're just what should be I mean the fact we're five people of a big community we obviously do not think of everything so we're just kind of website looking for feedback thing on our website that shows like ugly things or welcome here they have to know the S OK and we're trying to make it easy for the title company too like here's one person that all you have to do but again it's like all you have to do is give them one yeah yeah yeah ohh John Chris upstairs ohh if you guys give me ideas I'll try and throw something together I don't live here but I'll do it from afar and I'll so I'll mail you know e-mail stuff out because we did have a bad experience the title company not

that form enough of what we had to pay for the dues yeah and so there was a whole whole thing with that that got kind of screwed up us before we started coming but but I'll to make it easier yeah like a welcome packet would be nice yeah cuddles and the maps and the yeah you know where the vision line is between the lower HOA and WHO like that whole thing yeah yeah ohh yeah lots of art right yeah vision it straight division and I think to get input from people like obviously learning through mistakes were made you know like what are some like the horror stories that have happened that like we can improve upon right going forward you know maybe we can you know the guys together get Flyers that all the title companies and banks like they yeah you know website it shouldn't be you know private information it's over there because it might be also entice someone to to buy buy the building to move here yes all type thing ohh so there's no so we like the welcome am I getting a consensus that we like the welcome committee and that maybe we could put it out on social media or somewhere to see if more people have ideas or would like to volunteer am I can I get some like passes and yes packets in the case ohh good as people I just ran into somebody driving up the road to like wave me down I was like I want to buy here and I was like cool we have this website in the case yeah and you think that's a great idea yeah we'll add it to the side yeah while you're down take put in 4 wheel drive little girls around here realtor.com and copy the little whatever every time um there's a particles on stay off the handles on sale and watch it like snails and then you can get a hold of the religion that doesn't it takes nothing because they will come off the alerts come up that's OK that's good for me I think that's OK it's not something I had thought of I think that's a great suggestion Catherine I was just gonna say add to what you were saying and I will be ready to falter until probably next year but the water in the dump sites you know yeah and stuff like that yeah because for me that that was a whole new world and you know to them that we got to ohh yeah and one charges half what the other one and burn permits no one knows about her permit sites yeah nothing too yes I do think they might be putting it on social media to get ideas and suggestions like that from like everybody and what could be included OK flying along with what Janet said I actually get emails from realtor.com when lots to come up because I was doing some really ohh past so I get those emails daily so that's something I could volunteer on so you're going to tell when certain walks come up that'd be great thank you OK Roger just a quick comment and that one thing we have toyed with the idea of couple times when I was on the board of fire is that right looking for watch do we need to sign up all of our job preparation so that when they drive up and then they don't ask don't ask the realtor or whoever So what are evidence in this area right now there's nothing in people that have company with realtor doesn't give it to all they don't know yeah that's correct welcome to our formal primary yes 4 wheel drive COVID even in our church and it may be on our board I've kind of just

thought about like why don't we have our website it big on our board so that as people are driving through and looking at houses that there is our website right there that could offer information I'm seeing what to do for brainstorm party so good over here soda alright anything else Sir you might wanna check San Miguel and do you need to set date for that check every year all of my pick up today make it mid-october here in October on Facebook Facebook so if you don't have Facebook find your Facebook friends if you give us an e-mail we'll also e-mail it out and we'll do it in advance so it's not a hey today we're doing it actually they might not be much you know Andrew because we're just how to use the money Terry and I used them couple times yeah yeah I know they're not talking about it wrote down below probably gonna bring up some concrete blocks and put around sandpile and kind of restrict the area of the sandpile OK remember comments do we have any other than already that said thank you guys for your time for a thankless job thank you anything else three hours just over 3 hours yesterday but where did you get your daily motion there the meeting yeah yeah yeah OK

**Synopsis: Discussion on welcome packet and references to be created for property landowners. Discussion of posting on the website about noxious weed ID'ing and places owners can reference, improve realtor information awareness of covenants and to ensure full disclosure during sale, water sites, dump sites, emergency exits ect.**



Hello all,

Your board of volunteers have been busy since our last annual meeting. We had two veteran board members resign over the year, one shortly after the annual meeting and the other in the spring. Talk about some growing pains! We appreciate your grace as this board of newbies finds our footing!

We spent quite a bit of time researching ways to communicate with the community... our main focus was a website that the board could freely access. It was ultimately determined that it was not an expense that we felt was financially responsible. We have since decided to use Facebook (you can find us a Yellowstone River Landowners Corporation) and email as they have no cost. If you do not have Facebook please email the board at [\*\*yellowstoneriverlandowners@gmail.com\*\*](mailto:yellowstoneriverlandowners@gmail.com) and request to be added to our email list to stay up to date.

It has been some time since we had someone who has filled the treasurer and secretary position. (Wanna Volunteer?) Therefore the board has been doing its best to juggle those positions as well. When the board member who was managing the books resigned, the board decided it was best to have a professional come in. We hired G10 Finances and they were able to get our quickbooks account in tip top shape and will continue to manage it going forward.

The board had planned to have more frequent meetings through the year, however we did not meet that goal. We were able to send out a few informational emails and facebook posts and we plan to continue our meeting goal into the next year. We hope to grow our community engagement this way.

In June we did a ride along with 406 Excavating and Faction. Meaning a member of the board drove the roads with a member of each company and discussed how they would proceed with maintaining our roads. Both ride alongs were very informative. We plan to present the information we learned in detail at the annual meeting.

It is important to note that this community runs off of volunteers. The board, people who serve on committees, who plow, provide maintenance, sand the hills, fill sand barrels, the list goes on and on. We are simply community members who are willing to volunteer our time. If you have questions, concerns, maybe an expertise you are willing to share, or want to know how you can get involved please send us an email. We would love the opportunity to chat!

It takes quite a bit of time and some money to send out annual invoices and packets. If you are interested in receiving your invoice, packet, or both via email please email us a request. [Yellowstoneriverlandowners@gmail.com](mailto:Yellowstoneriverlandowners@gmail.com)

We look forward to seeing you at this year's annual meeting!

Elyse Doherty- President

YELLOWSTONE RIVER  
LANDOWNER'S CORPORATION  
Columbus, MT 59019

**PROXY VOTE**

I (we) \_\_\_\_\_, a Member in Good Standing of YRLC and owner(s) of Lot(s) # \_\_\_\_\_ hereby authorize \_\_\_\_\_ to vote on my (our) behalf during the 2025 Annual Meeting of YRLC. In the event I (we) have not selected a specific individual to represent me (us), I (we) authorize the Corporation President or his designee to vote on my (our) behalf.

Signature(s) \_\_\_\_\_

Date \_\_\_\_\_ (Must be signed)

Return this Proxy Vote form via mail/ email the day prior to the annual meeting, deadline September 22, 2025 or in person prior to the annual meeting. Proxy Votes that are not registered with the President prior to the start of the annual meeting at 11:00 AM on September 23, 2025 are not valid.

Send Proxy Vote forms to:

Mailing Address:

President Elyse Doherty  
PO Box 725  
Columbus, MT 59019

E-Mail Address: [yellowstoneriverlandowners@gmail.com](mailto:yellowstoneriverlandowners@gmail.com)

Or deliver in person at the annual meeting check in!