

Website: [www.bearpawranch.org](http://www.bearpawranch.org)

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Bearpaw Ranch Association, Inc



Newsletter  
JUNE 2022

P.O. Box 566  
Columbus, MT 59019-0566

**GREETINGS**

**Annual Meeting**

**Save the date June 25, 2022 At  
2pm. Columbus Fire Station 944 E  
Pike Columbus, Mt**

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**WELCOME:**

**New Lot Owners to Bearpaw Ranch  
Associaton.**

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**Words from the President.  
Marv Rubin**

Well, I think it's safe to say summer is upon us with occasional thunderstorms and heat, dry, dry, heat. With this in mind, it is incumbent upon all landowners to maintain a defensible perimeter around all structures and anything else that is combustible.

During our latest road survey, we, Gwen, Mike & I, noticed several properties that are gross eyesores. We all expect landowners will keep their property clean & presentable. For junk cars you may call the Stillwater County Roads & bridge Department, (406) 322-5335, and request they come pick up your junk vehicles. This is a free service provided by the County.

2021-2022 Board of Directors: President Ryan Restvedt, Vice President Marv Rubin, Treasurer Eric Ranum, Secretary Gwen Aubrey (406-322-5137), Director at Large Mike Preyer

Speaking of the road survey, I have contacted several excavation companies for bids to fix Bearpaw roads. I'll keep everyone posted via the Association website.

Finally, the Board is in desperate need of a Web Master for the association website. If anyone has web experience & is interested in helping us please contact me or any board member.

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**Bearpaw Board Meeting Minutes**

**Board Meeting**

**Time: 12 P.M.**

**April 21, 2022**

**Location: Courthouse Annex Meeting room**

**Present:** President: Ryan Restvedt, Vice President: Marv Rubin, Treasurer: Eric Ranum, Secretary: Gwen Aubrey, Member at Large: Mike Preyer **Absent GUESTS:** None

**Minutes:** Minutes of the last meeting handed out Motion by Ryan Restvedt to accept minutes 2<sup>nd</sup> by Eric Ranum. Motion Carried.

**Treasurer Report:** Checking balance is \$39,296.24 Bills: Paid Jenny Lorash Taxes \$300.00 Deposits: \$616.00 Unpaid Bills: Adam Emmett Snow Plowing \$675.00, Annual Report \$20.00 6 Lots outstanding dues.

**I. Old Business:**

**A.** Sign installed at Bearpaw Entrance. The other sign to be installed at East Ridge Road and Shane Ridge.

**B.** Roads: Bids 2 Bids received. One did not include gravel. 406 bid included gravel and Work. ¾ in gravel.

**C.** Newsletter: mailed.

**D.** Weed Spraying: Red Rooster contacted and will do spraying after all snow and as vegetation grows some.

**E.** Credit/Debit Card. Eric Ranum looked into this and Bearpaw has a two signature check requirement. A Debit card cannot be used in this instance. Instead a low balance credit card would take the place of two signatures on a check. A motion by Ryan Restvedt to get a low balance credit Card. 2<sup>nd</sup> by Marv Rubin Motion Carried.

**II . New Business:**

**A.** Sign: Eric Ranum wooden sturdy wooden post to install the sign on.

**B.** Roads. A survey was done and information given to 406 company. Further information pending.

**C.** Liens. Due to the costs a motion was made to increase the lien filing to increase from \$100 to \$135.00 Discussion and Marv Rubin amended the motion to \$200.00 due to costs. Eric Ranum seconded, Discussion. Due to rising costs the increase is necessary. Motion carried.

**D.** Proxies have been mailed along with reminders of annual meeting.

**III Action Items:**

**A. Ryan Restvedt:** Will put up the remaining sign at East Ridge and Shane Ridge Rd.

**B. Marv Rubin:** Will assist Ryan in sign installation

**C. Gwen Aubrey:** No Action

**D. Eric Ranum:** Eric will get low credit limit credit card and file liens

**E. Mike Preyer:** No Action

**Next Meeting:** May 26, 2022, Thursday Noon

**Location:** Basement of old hospital meeting room

**Adjourn:** 1:15 PM

Minutes respectfully submitted: Gwen Aubrey  
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**Board Meeting**

**Time: 12 P.M.**

**June 9, 2022**

**Location: Stillwater County Annex**

**Present:** President: Ryan Restvedt, , Treasurer: Eric Ranum, Secretary: Gwen Aubrey, Member at Large: Mike Preyer **GUESTS:** Carol Preyer

**Absent:** Vice President Marv Rubin

**Minutes:** Minutes of the last meeting were handed out and signed.

**Treasurer Report:**

Checking balance of \$38,015.29

Bills Paid: Emmett’s Mech, snow plowing \$675.00 Emmett’s Mech, Snow Plowing \$405.00. USPS Envelopes With Address and stamped \$354.95

Deposits: 6/1/2022: Dues \$154.00

Unpaid Bills: Eric Ranum, for Annual Report \$20.00

Liens have been filed on 5 lots

**I. Old Business:**

**A. Signs.** The sign at the entrance to Bearpaw Ranch has been installed. One more to be installed.

B. Road work estimates. 406 is the only bid received at the present. Seeking other bids currently

C. New neighbors. A number of lots have been sold

**II. New Business:**

A. Properties and complaints. Recently the road department received a Complaint from a resident regarding the equipment. Issue has been resolved. The road department has been resurfacing the county road.

B. Weed Spraying: Red Rooster will be contacted to see when they will be spraying.

C. Board Positions: Currently two board positions will be open.

D. Beartooth Electric contacted Bearpaw Board regarding installation of electric cable on Bearpaw Creek Road to the end of the road. Each lot on that road will have access for connectivity.

E. Annual Meeting: June 25, 2022, will be held at the Firehall. Board discussed preparation for the upcoming meeting. The firehall has been reserved. The fire department will have someone address the membership regarding fire mitigation. Predictions are for an increased fire season.

F. Discussion of increased traffic on Bearpaw roads. Also, Stillwater County has a program for junk vehicles.

**Action Items:**

A. Ryan Restvedt: Installation of remaining sign. Ryan will check on Website payment.

B. Marv Rubin: Will assist Ryan in sign Installation.

C. Gwen Aubrey: June Newsletter for mailing end of June. She will update the new member packets for new members. Will contact the fire department regarding fire mitigation.

D. Eric Ranum: Prepare a budget to

present to the membership. Eric continues to look into the availability of a credit card for the Association.

**A. Mike Preyer:**

III .Next Meeting: June 25, 2022 Saturday 2 pm  
Annual meeting Location: Columbus Fire Hall

Adjourn: 1:30 PM

Minutes respectfully submitted by Gwen Aubrey  
Secretary.

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Bearpaw Ranch Association, Inc.  
Annual Meeting  
June 25, 2022  
2 PM  
Columbus fire Hall

**SIGN IN TABLE:** Jelena Ranum. Total members present 13, Guest 1, Guest speaker 1. Handouts were available.

**BOARD MEMBERS:** **President: Ryan Restvedt, Vice President: Marvin Rubin, Treasurer: Eric Ranum, Secretary, Gwen Aubrey, Member at Large: Mike Preyer.**

**Meeting Called to Order: at 2 PM by President Ryan Restvedt.**

**ELECTION COMMITTEE:** Carol Preyer. Proxies were given to the committee who distributed them to the assigned members for voting as well as the voting cards distributed to the membership at that time.

**GUEST:** Fire Chief Rich Cowger talked about Fire Mitigation **Remove vegetation that has living or dead branches from the ground- level up** (these act as ladder fuels for the approaching fire). Cut the lawn often. Clear the area of leaves, brush, dead limbs and fallen trees. Create a second zone at least 100 feet around the house. The Fire Department will work with land owners to assist in making home safe. There are programs available Fire assessments are free and any

questions can be answered by contacting the Columbus Fire Department at 406-322-4302.

**Approval of Minutes:** A motion by Eric Ranum to approve the Minutes of the Annual June 27, 2020 meeting with a second by Ryan Restvedt. The membership approved the minutes.

**Presidents: Report:**

1. **Road Work:** Company 406 was contacted their bid \$13,000.00 for work on Washbowl, East Ridge, and Jack Rabbit. Discussion followed.
2. **Snow Removal:** This winter had more snow accumulation than in 2021. Adam Emmett keeps the roads cleared when called.
3. **Weed Control:** Red Rooster will spray our roads. Their chemicals are animal friendly. Land Owners are encouraged to keep weeds down when possible.
4. **Association Minutes:** Are posted on the Website: [www.BearpawranchAssociation.org](http://www.BearpawranchAssociation.org). Any questions can be emailed to [BearpawranchHoa.@gmail.com](mailto: BearpawranchHoa.@gmail.com).
5. **Association By-Laws and Covenants, and Policies:** these are posted on the website.

**Treasurers Report:** Eric Ranum reported Checking Balance is \$37,946.30. A copy of the Proposed Budget was handed out to everyone present. 2021/2022 spent was \$16,136.17. 2022/2023 proposed budget Maintenance, snow removal and weed control \$15,300, Administrative \$4,550 covers insurance, tax preparation and filing with Montana State required information. Total budget \$19,850

**OLD BUSINESS:**

1. **Subdivisions:** Whispering Pines Subdivision is currently being developed with many of the lots sold.
2. **Board Positions:** Currently there is one board position open.

3. **Entrance Sign:** A new revised sign has replaced the existing sign. Color added to catch the eye hopefully. Discussion followed.

**New Business:**

1. **Fire Season:** the predictions for our coming summer time is for a hotter year. Any questions by members, they can contact Stillwater County DES for Updates. Phone number is 406-322-8060.
2. **Website:** The update will include a new appearance in our website.
3. **Board Positions:** Nominations from the floor. William Cole volunteered for a board position. He was unanimously approved by a vote of the attending membership including proxy votes.
4. Board took a break to determine positions each board member would assume. President: Marvin Rubin, Vice President: Will Cole, Treasurer: Eric Ranum, Secretary: Gwen Aubrey, Director at Large: Mike Preyer. Membership approved the board.

**Reminder:**

**Speed:** Again, we caution everyone to slow down. High speed deteriorates our association roads and puts others as well as animals in danger.

**Board Meeting:** the next meeting for the new Board will be July 20, noon at the Stillwater County Annex.

Annual Meeting for 2022 will be **June 24, 2023 at 2 pm** held at the Columbus Fire Hall.

Meeting adjourned: 3:40 PM.

Minutes respectfully submitted by Gwen Aubrey

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2 PM  
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**FYI Column**

**Septic Systems: Call Environmental Health at 406-322-8050**

**Stillwater County Web Site:**  
**www.Stillwatermt.gov**

**This web site provides you with information about the county including Job openings and pay rate. Things from Junk Vehicles, to Septic Systems, Burn Permits.**

**1. Roads:** The Board surveys the Bearpaw Roads in the Spring and Fall to determine needed work. They will be maintained and repaired as needed.

2. Please keep us up to date with address, email, and phone numbers. This information is not for public viewing. It is only for the Board.

We appreciate your assistance in keeping current.

3. If your are new to Bearpaw and living here, we have a welcome pack for you. Contact the Secretary Gwen Aubrey. Due to postage costs we do not mail them out.

4. Check out the website [www.bearpawranch.org](http://www.bearpawranch.org) and it has a wealth of information including our County website and information. You will find information for job openings for the county, burn permits, septic information to name a few things.

5. A septic system is a requirement of the county. Perk tests are done to determine the drain field and where you will place the septic system. Septic systems are required by the county. There are no exemptions to this.

6. Shooting On Bearpaw: Check out the policy on the website. With the increase of residents be cautioned that if you are shooting on your property make sure you know where the bullets are going. Also keep in mind that you need to be mindful of your neighbors as to noise and frequency.

7. Snow Plowing guidelines are also a policy and can be found on the website.

8. With the increase of residents here on Bearpaw traffic increases also so please be mindful that we are all responsible for our driving and use of the roads.

9. We have begun to experience unauthorized use of lots not owned by the person that may be visiting you. It is your responsibility to inform your guests to be mindful and stay off of other lots and do not use our association roads for racing.

Unfortunately, some of the information listed above has become necessary to put in the newsletter because we are developing some of the issues mentioned. It is wonderful living in the county, but times change and we can no longer let our animals roam freely off of our lots. This is for the safety of your pets also. Not only do we have to be mindful of the deer and turkeys we also have to be mindful of other obstacles. Thank you for your assistance in this.