

Madison River Ranch Newsletter

Madison River Ranch Association

Winter, 2019



From the desk of MRR Board President John Clark

Winter is in full swing in Montana, although the snowpack is a little below normal for this time of year. A few owners are spending time on the Ranch during the winter enjoying the serenity it offers during the winter months which require a snowmobile and an adventurous spirit.

The Association was busy during 2018. The Bylaws and Covenants revision committee completed their work late in the spring and the Association voted to approve the revised Bylaws, which were filed and recorded this fall. If you haven't had a chance to read them, a copy is available on the Ranch's web site. The same process to review and vote on the revised covenants will be followed later this spring. Look for an email notification with the revised covenants for your review and comments. There will be time for discussion and questions at the annual meeting. Hopefully, as last year, if we have a majority of the Association present in person or proxy, a vote on the revised covenants will occur at the meeting. If we do not have a majority present, then the ballot will be sent to all members for a mail vote. To be eligible to vote as stated in the revised bylaws, section 7.5:

The persons or entities appearing in the records of the Association on such record date as the Owner of record or contract for deed purchasers of a Tract in the Property shall be deemed to be the Members of record entitled to notice of and to vote at the meeting of the Members if otherwise qualified to vote under Article 7.8.

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Is the Madison River so crowded that it needs regulating? A committee has been formed to negotiate rule-making and make a regulation proposal 4

We hope you enjoy this issue!

Three Important Reminders:

- 1. The gate code is #1004**
- 2. The combination of the UPS shed (just past the gate) and the Fed Ex box (by the mailboxes) is 5971**
- 3. If you have not paid your annual dues, it is past due!**



There was standing room only at the 2018 Annual Meeting. We hope to see you this year at the 2019 meeting on June 29.

From the President...continued

What that means is if you haven't sent a copy of your deed showing names of ownership to our secretary, Dana Dawson, then you will not be entitled to vote. So please remember to send your deed to Dana. Her address is:

Dana Dawson
 6 Mint Plaza #702
 San Francisco, CA 94103

The Ranch is in great shape overall as the Association has completed many capital improvements over the past few years. All the perimeter fences have been replaced, the large firefighting water cistern by the common well is in place and holding water, the common well pump was replaced a few years ago and has continued to operate without any problems, the new main gate and upper and lower gates are operating well. The ongoing restoration of the roads continues with the addition of a half mile of new road base each year. The Association's reserve fund, which was established a couple of years ago, is accumulating funds to address future needs.

This past fall the Association's Board of Directors established two committees to address issues concerning the Association. The Architectural Review Committee will be reviewing the covenants building materials list and making suggestions to update it with some of the more modern available materials that do not necessarily fit the description in the current covenants. The Reserve Study Committee was also established to take an inventory of the Ranch's infrastructure and determine a long-range plan on maintenance and replacement costs so the Association will have a better idea of when and where to spend the reserve fund. Both committees will be reporting to the BOD prior to the annual meeting and will have time on the annual meeting agenda to answer questions.

The Association has always solicited volunteers to help to take care of the Ranch and reduce costs. At the last annual meeting and since, we have had individuals who have volunteered to lead specific projects. If you are interested in any of these projects, please contact the individuals directly and they will coordinate the work.

Bruce Stirling 1elkbullhunter@msn.com – culvert maintenance

Joe Fritsch RJ@trackmate.net – homestead barn restoration

Phil Botsko botskoe@comcast.net – common area and gates, weed eating/mowing

Jody Clark joannedclark@gmail.com – HWY 287 trash clean up

By now all owners should have received notification from 3 Rivers Communication, asking that each home owner return the "yard plot" showing the obstacles on their property (i.e. propane tanks, power lines, septic, etc.) so they can plan on where to run the new cable. The best news is that the initial installation is free of charge. 3 Rivers Communication will also be responsible for weed spraying for all areas they disturb for three years after installation. Owners will not be obligated to purchase any services, but they will be available at any time in the future. If you deny the installation now but decide to have it installed later there will be an installation charge at that time. If you have not received the informational letter or would like to ask any questions, please contact Jason Petrillo at 3 Rivers Communication 406-467-4305

I hope everyone has a great rest of the winter and spring and look forward to seeing you at the annual meeting or on the Madison. As always, if you have any questions or concerns about Madison River Ranch please contact any board member through the Ranch web site at www.madisonriverranch.org

John





Greetings fellow MRR neighbors!

We are Mike, Sabine and Hyder (golden retriever) Cramer from lot #76. After coming to this area about 15 years ago, we felt an instant connection to the land, the river and the wildlife.

In 2004, we bought lot #76 and shortly thereafter, put a very small shed on it. Over the course of several years, we transformed this shed into a delightful fishing cabin. We did nearly all of the work on our own and without power!

This little cabin has been blessed with many visitors over the years, good conversation and a multitude of fishing stories. As time went by, we knew we wanted a bit more room to accommodate visitors and have modern conveniences. So a second structure was built to house our drift boat in the winter and separate living quarters. We then put in a septic system, added power and just recently, a well!! (yahoooooooo!!!!) We look forward to doing the finish work in the living space within this next year.

Both Mike and I retired from the medical field, having both worked as ICU nurses for over 35 years each, in the same intensive care unit. We were grateful to have a job in which we could help people in the worst of times and very grateful to be retired!!

Mike is an avid photographer and I love to spin fiber and weave. We are both passionate about the outdoors, love to fish, hike and explore places off the beaten path.

We value each and every day we have in this life, good health, family and friends. We love our little place, have made wonderful friends here and look forward to enjoying this place in Montana for years to come.

**Introducing... Mike and Sabine Cramer
and Hyder
Lot 76**

Montana Names Committee to Regulate Madison River Crowding

By Michael Wright Chronicle Staff Writer, *Post Register*
December 2, 2018

Most everybody agrees that the upper Madison River is crowded. Now there is a committee that is supposed to figure out how to deal with it. The Montana Fish and Wildlife Commission named 10 people to a negotiated rule-making committee that's expected to offer a regulatory proposal that could be implemented as soon as 2020. The committee will begin meeting in January.

Its formation comes about eight months after the Montana Fish and Wildlife Commission killed a suite of regulations FWP proposed to limit use on the river, including provisions capping fishing outfitter use on the river. In response to opposition from outfitters, the commissioners formed this committee, which can only advance a proposal if each member supports it.

Don Skaar, FWP's representative on the panel, said they hope it will have a proposal ready for the commission to consider in April. Commissioners would then decide whether to open the proposal for public comment, and later whether to implement the rules. "It's ultimately a decision that our commission makes," Skaar said. "This is essentially an advisory committee."

The naming of the new committee members comes just after FWP biologists released a report on fishing pressure on the upper Madison, which refers to the stretch from Hebgen Lake to Ennis Lake. One of the most famous fishing destinations in the world, it's also known as one of the state's most crowded. It had more than 207,000 angler days in 2017 — a state record, according to Travis Horton, FWP's regional fisheries manager.

Lauren Wittorp, executive director of the Madison River Foundation, will sit on the committee. She said she has been listening to a variety of perspectives on the river and studying river management plans from other places in preparation for the work. "My main goal is to protect the resource and make sure the resource doesn't reach a tipping point where the river is no longer great," Wittorp said. "We don't want to find that tipping point." She hasn't lined out all her exact positions yet, though she agreed with much of what FWP proposed last April, such as banning glass bottles on the river and capping total outfitter numbers at the 2017 level. "I think capping use is a thing that definitely has to happen," she said.

Mike Bias, an outfitter and executive director of the Fishing Outfitters Association of Montana, was also selected for the committee. He said his first concern is protecting the river. He also recognizes that it's his job to look out for the outfitting industry, but he doesn't see the two perspectives as diametrically opposed. "Just like everybody, outfitters are out there thinking, 'Boy, we need to do something,'" Bias said. He

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Cooking With Martha

Salted Caramel Sauce

1 cup white granulated sugar
6 Tablespoons unsalted butter, cut into six pieces
2/3 cup heavy cream*
1 teaspoon salt

A few words of caution... If you have children or grandchildren who like to help you in the kitchen, let them help you measure out the ingredients, then watch from a safe distance. This is candy making, and it gets extremely hot. Also, use a wooden spoon and a big enough saucepan. I use the larger of the two I got with my cookware set - about 2 quart size. Be sure you have all the ingredients handy before you start. Things happen fast at the end.

Melt the sugar in a saucepan over medium heat, stirring constantly. It will first get lumpy as the sugar melts, and will eventually turn a rich caramel color and be lump-free. Be patient with this step. Both the color and the smoothness will happen about the same time.

Stir in the butter. The mixture will bubble up wildly, but just keep stirring until the butter is all melted.

Add the cream in a slow, steady stream, stirring constantly. After the mixture comes back to a full boil (if it ever left!) boil for one minute, still stirring constantly. Remove from heat and stir in the salt.

Let the sauce cool in the pan, stirring occasionally so it doesn't form a skin.

*You can adjust the texture of the sauce by adding more or less cream. My original recipe called for 1/2 cup, but we liked it a bit thinner, so 2/3 works well.

Store in covered container in the refrigerator. We like this sauce on ice cream and also as a dip for apple slices.

Enjoy!
Martha

opposed FWP’s proposal in April alongside several other outfitters. He said some limits may be appropriate, but he wants to ensure it’s done without making an outfitter’s Madison River permit worth a pile of money. He and Wittorp both said the state would eventually need to consider limiting non-commercial use on the river — like the anglers who don’t hire guides.

Another of the committee’s members is Jim Slattery, owner of the Campfire Lodge, which sits along the river between Hebgen and Quake lakes. He didn’t want to offer any of his ideas just yet, but said he hopes whatever is offered will reach “some sort of happy medium that everyone can live with that protects the river. I think there’s gotta be something that’s inclusive for everyone.” Slattery said.

The committee’s meetings will be open to the public. The schedule has not been finalized yet. *Michael Wright can be reached at mwright@dailychronicle.com*

Committee members:

- **Michael Bias**, Twin Bridges, fishing outfitter and executive director of Fishing Outfitters of Montana
- **Julie Eaton**, Bozeman, fishing outfitter
- **Scott Vollmer**, Gallatin Gateway, fishing outfitter
- **Melissa Glaser**, Ennis, Madison River scenic tour operator
- **Jim Slatterly**, West Yellowstone, Campfire Lodge owner
- **Mark Odegard**, Ennis, Madison River wade angler
- **Charlotte Cleveland**, Bozeman, Madison River float angler
- **Lauren Wittorp**, Ennis, executive director of Madison River Foundation
- **Don Skaar**, Helena, FWP, Fisheries Division
- **Tim Aldrich**, Missoula, Fish and Wildlife Commission

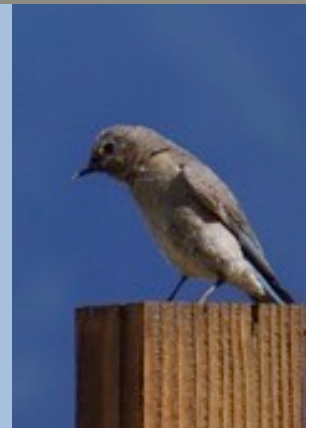


We need your help!

Writers are needed for the newsletter...about your area of interest ...fish, birds, other wildlife, the MRR area, ecology- whatever you are willing to share.

Do you enjoy reading about our MRR neighbors? If you haven’t contributed your story, its your turn to write about you, your family, how you became a property owner at the MRR., and why you enjoy being at MRR. Please volunteer!

Please contact Ann Costello, newsletter editor if you are willing to contribute, noniann@gmail.com



If you move, or get a new email address, please let us know so that our records can be updated.

**Madison River Ranch Association
Board of Directors**

John Clark, President
(Lot 7)

Mike Carpenter
(appointed to replace Roger Stommel)
(Lot 40)

Sue McMahan, Treasurer
(Lot 68)

Dana Dawson, Secretary
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(Lots 64, 95)

Pat Toalson
(Lot 93, 94)

Webmaster, Marv Gibbs
<http://www.madisonriverranch.org>

Newsletter Editor, Ann Costello
noniann@gmail.com

Save the date... MRR Association Annual Meeting is June 29, 2019