

Madison River Ranch News

What's happening at the Ranch



Annual Newsletter

Madison River Ranch Association

2025

From the desk of MRR Board President

John Graifemberg

Last July I and several association members started seeing an invasive weed that we had not seen on the ranch before. It

was identified as a musk thistle. Members sprayed this weed on their properties or called in professional weed



Invasive Musk Thistle in bloom

sprayers. Marv and Barbara Gibbs and I sprayed our properties, several unoccupied properties, the commons area and the state property. As a reminder, all members are responsible for spraying invasive weeds on their property.

The board has developed a committee to identify how we can improve road maintenance. The committee members are Paul Wilkinson, John Tarrant, Geoff Burling and John Graifemberg. Flatiron Trail has proven to be the most difficult road to maintain. We intend to discuss maintenance options and the related costs with Matson Excavation.

With the exception of the final pretrial meeting with all parties and the judge scheduled for the middle of May, all

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**The Annual MRR Meeting will
be held on Saturday June 28 at
10:00 am
Gibbs Garage 58 Madison Trail**



Great Horned Owllet Photo by Karen Roll

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MRR President Message continued from #1

other pretrial requirements have been completed. Our attorney expects the trial to be scheduled mid summer.

This year the annual meeting will be on June 28th. Sally Niess will provide additional meeting information in the spring.

My position on the board will be up this June. I plan on running for a third three Year term. I would appreciate your support.

Common Area Barn Restoration Project

By John Clark



This past summer a group of volunteers donated their time and money to complete a major restoration project of our common area barn. The group came together with the idea of turning the barn into a gathering place for all Madison River Ranch owners and maintaining part of the historical value of the Ranch's past. In August, the barn was cleaned out and then power washed with a chlorine water cleaning solution, both inside and out. The group assembled as a large work party to trench around the exterior and install wire and gravel for drainage and to prevent large varmints from digging into the

barn. The interior floor was raked and leveled, then landscaping cloth was laid down to minimize dust. The work party then spread a gravel floor throughout the entire building. A gravel pad was also spread in front of the door to minimize dust and mud. The fun part then began to turn the interior of the barn into an inviting space. The original "Acreages For Sale" sign from 1989 was proudly hung and a few other pieces of memorabilia and decorations have gone up on the walls. Solar powered party lights and a few chairs and tables have also been added. A new propane gas grill has been donated by one of the Ranch owners. Looking forward to next summer a solar powered electrical supply will be added for additional lighting and a power source.

I would personally like to thank all of those who have been involved in

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Barn Restoration Pictures!

Much racking was required



That's a big pile of gravel



What to do?

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this project (I will not try and name everyone for the sake of missing someone) as it has been a fun, community-building experience. As mentioned, the restored barn is for all Madison River Ranch owners so please take care of it as if it were part of your home. If you use the gas grill, please be careful of the potential fire danger, do not leave it unattended and be sure to turn it off after use. Everyone is asked to clean up after use and do not leave any trash or food behind, the mice might like you, but your neighbors will not. Please be mindful and respectful of



your neighbors who live next to the common area, so no loud noise or bright lights late at night and turn off the lights when you leave.

Hopefully, all of us will get to know our neighbors a little better by meeting at the barn and it becomes an enjoyable part of Madison River Ranch for everyone in the future.



Acreage For Sale sign 1989.

Introducing: Kent and Cate Marboe

Kent and Cate Marboe (4 legged kids) Caper and Madison. We live at 85 Madison Trail. New cabin finished July 2023.

We feel so fortunate to be your new neighbors in this special place. Montana is the Big Sky country and we feel peace and serenity as we enter The Ranch through the gate.

We live in Idaho Falls. Between us, we have 6 children and 3 grandchildren. They all live in various parts of Idaho and Montana. Unfortunately, we are not retired but we're close. Kent is the district manager for Lamar Outdoor Advertising. He has been in this position for 38 years. I market for a home health and hospice company. I have been in this position for 15 years.

When Kent was 10 years old, his father and grandfather brought him to his favorite fishing place which was Three Dollar Bridge on the mighty Madison River. This is where Kent's love for fly fishing was ignited.

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Ranch Recipes

Thanks

Eleanore Botsko

Cornbread Pudding

Mix together well: 1 box Krusteaz or Jiffy cornbread mix, 2/3 cup milk, 1/3 cup vegetable oil, and 1 egg. Add and mix 1 can creamed corn and 1 can whole kernel corn. Bake at 375 degrees for 30-40 minutes.



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I spent my free time exploring Yellowstone and the Tetons. I love to hike, kayak, and fish.

We married in 2012. Around 2021 we decided to build a cabin together. The Madison Ranch was a perfect fit for us both. This is our first summer to enjoy our new cabin. We are so happy to be amongst you, our new friends in this special place. Please stop over at any time. Just look for the IDAHO STATE UNIVERSITY BENGAL FLAG flapping in the wind telling you all , " WE ARE AT THE CABIN"

**Wildlife On The Ranch****By Karen Roll
Owls on the Ranch**

Of the 19 species of owls found in North America, Montana has 15 which is more than any other state. That gives us a good chance of hearing or seeing one here in western Montana.

In 2024 I was fortunate to see two species of owls on the ranch- the Great Horned Owl (an adult with three owlets) and a Great Gray Owl.

The Great Horned Owl is a very adaptable owl and is the most widely distributed owl in North America. They are year-round residents of Montana found in both rural and urban areas. They mostly eat small mammals but also hunt birds, reptiles and amphibians. Like most owls, they do not build nests but instead use abandoned stick nests, broken-topped trees, large natural tree cavities or abandoned buildings. These owls are some of the earliest nesting birds in North America beginning in February. Although they are primarily nocturnal, you might see them during the day when

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they have owlets to feed. Because these owls and hawks are the main predators of crows, large groups of crows will mob them and caw angrily at them.

The Great Gray Owl is North America's largest owl by length but it weighs less than the Great Horned Owl. They are uncommon year-round residents of Western Montana found in coniferous forests near meadows. They have super-sensitive hearing which allows them to hunt small rodents under 16 inches of snow. These rodents are their primary diet year-round. Great Grays often hunt from a perch such as a fence post or low branch. They nest in large-diameter broken-topped snags or abandoned hawk or raven nests starting in March or April, later than the Great Horned Owls. The harvest of timber from their habitat is perhaps the greatest threat to this species.

Let's hope that these owls return to nest on the ranch in 2025.



Great Gray Owl Photo by Karen Roll



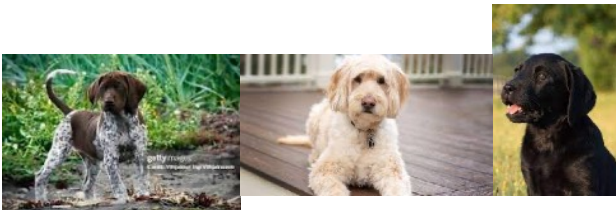
Great Horned Owlets Photo by Karen Roll

Polite Reminders

How to Drive on Gravel Roads

John Clark

- **SLOW DOWN** – The best thing you can do to prevent rough washboard roads is to slow down. The ideal speed is less than 25 miles per hour. When you drive too fast, the dust trail following you is the smooth part of the road blowing away and leaving washboard and rocks behind. Please limit your speed to save our roads and to protect the people and the animals who live here. If you drive slowly you get to see more of the wildlife and are less likely to run it over. Driving slowly around other vehicles and homes is just good manners. No one wants rocks thrown up damaging their vehicles or their homes. **The slower you go the longer our roads and your tires will last.**
- Once we have maintained the roads near your property, please drive on the whole road and slowly. At lower speeds, your tires compact the road making it more solid and sturdy. If tracks start to form, drive on other parts of the road to compact the rest of it and prevent ruts from forming.
- If your road is wet and muddy please allow it to dry as much as you can before you drive on it. Driving our roads when they are wet and muddy is one of the best ways to damage the roads. If you let the roads dry naturally the damage will be minimized.
- Never speed up when you are traveling up hill. Keep a steady and slow momentum going. This will help prevent washboards. Another reason to slow down: There are always puppies on the Ranch.



Enjoying the Night Sky

MRR Covenants Section 6.17: “No Annoying Lights, Sounds or Odors. No light shall be emitted from any



Photo by Mike Cramer

Tract or other portion of the Property which is unreasonably bright or causes unreasonable glare; no sound shall be emitted from any Tract or other portion of the Property which is unreasonably loud or annoying including but without limitation, speakers, horns, whistles, bells or other sound devices; and no odors shall be permitted from any Tract or other portion of the Property which are noxious or offensive to others.”

Announcement!

Clark Builders and Greene Built Construction is now up and running and taking business. For you who don't know Dan Greene & Myself (Jeremy Clark), we are both long time valley locals & have been invested in the community for years. We both just finished up building the new airport terminal building in West Yellowstone. Now that we are done with that project we had an idea...Running into a lot of the same issues as everyone else on this side of the valley, we realized how hard it was to get contractors to show up consistently down here. Dan and I are located on Reynolds Pass and eager to help out however we can.

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MRR Board of Directors**John Graifemberg, President**

Lot 61

Sally Niess, Secretary

Lot 135

Mark Juranek, Treasurer

Lot 60

Paul Wilkinson, Board Member

Lot 126

Hilleary Hoskinson, Board Member

Lot 97

Marv Gibbs, Webmaster

<http://www.madisonriverranch.org>

Barbara Gibbs, Karen Roll, Newsletter Editors

**Gate Combination on
Members only section of Website****FedEx / UPS combination
5971****Thank You All**

Many thanks to all the kind & helpful neighbors working together to make MRR an amazing & beautiful place to be.

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Being just a stones throw away, we will show up! From Foundations, to Framing, Remodels & Finish work, we can pretty much do it all. The few things we don't do include Electric, HVAC & Plumbing. Please reach out if you have projects you would like us to take a look at or give you a bid on.

Volunteer Opportunities

Looking for ways to make improvements around the ranch? There are several ways to get involved and we will have some projects announced as part of the annual member meeting. Prior to that, we need help mowing the common area and under the jack fencing, which we expect to complete in May and again in June. Tentatively planning on May 24, and June 21. Last year we had a surge in noxious weeds around the ranch - most important please dedicate time to walk your property and spray, or have your property sprayed by professionals (<https://terranovamt.com/>). We are responsible for our own tract maintenance. Additionally, if this year is similar to last, we will need help spraying road easements a second time, expected around the end of July. Please be on the lookout for announcements included in future emails.

Mark Juranek

**We Would Like To Meet You**

We would like to meet our neighbors on the ranch! One of the usual articles in the newsletter is an introduction. There are many new ranch owners that have not yet had a chance to write an article to introduce themselves. It is interesting to learn what drew people to the Madison River Valley and the Madison River Ranch.

To share your introduction contact a Board Director via the ranch website