

MRR and ECR LOC Board Meeting

Meeting Minutes

May 7, 2022

Opening:

The regular meeting of the MRR and ECR LOC Board Meeting was called to order at 9:00 AM on May 7, 2022 via phone by Richard Kollars.

Present:

Salina Hunter, Richard Kollars, Sharon LaFaver, Mark Pieloch, and Michelle Petersen

Approval of Minutes:

Motion was made by Richard and seconded by Mark to approve the minutes for the April 2, 2022 meeting. Minutes were unanimously approved for distribution.

New Business:

Appointment of New members of the Board Directors

Mark Pieloch appointed Sharon LaFaver as his new representative on the Board since he is now the Developer.

Motion was made to choose a replacement for Louie Caissey and position will run until 12/31/2022 by Richard, seconded by Salina. Vote – Richard – Yes, Salina – Yes, Mark – Yes, Sharon – Yes. Motion Passed.

Richard made a motion to select Michelle Petersen to replace Louie Caissey, seconded by Salina. Vote – Richard - Yes, Salina - Yes, Mark - Yes, Sharon – Yes. Motion Passed. Michelle Petersen accepted the position, and will also keep the Secretary duties.

- a) Election of new Board President: Motion made by Salina to nominate Richard, seconded by Mark. Vote -Richard abstained, Salina – Yes, Mark – Yes, Sharon – Yes, Michelle – Yes. Motion Passed. Richard accepted position as President.
- b) Election of new Board Chairman: Motion made by Mark to keep the chairmen the same as the president, seconded by Michelle. Vote – Richard – Yes, Salina – Yes, Mark – Yes, Sharon – Yes, and Michelle – Yes. Motion Passed. Richard accepted position as Chairman.

Appointment of Duties:

- a) Richard appointed Michelle to be the IT person, handling the website, and sending meeting notices.
- b) Richard appointed Salina as the liaison between the Board and the Accounting office, in delivering mail, updating owner addresses, and delivering items to the Board President.

Motion made by Mark Pieloch that there should be a defining of what the Board Members Terms should be (January 1st to December 31st) after having been elected at the Annual Meeting, seconded by Richard. Vote – Richard – Yes, Salina – Yes, Mark – Yes, Sharon – Yes, Michelle - Yes.

Open Issues:

- a) Roads.
 - Grants: Louie is in contact with a Chris Evans (406) 449-5000 ext. 3884 with the DNRC regarding grants but they require 25% to 50% match and a 10% administration fee. Chris Evens recommended we look into the Rural Improvement District which could take over the maintenance of the roads but property taxes may be impacted.
 - Grading: Louie and Salina drove about 8 miles of the main roads to review with Craig from Gruber Excavating and we should have a bid by next week.

- b) LOC Assessments: Louie and Salina got the Assessment billing compiled and mailed on 3/30/2022. The Assessments went out for \$200.00 per lot.

Developer's Report

- a) March 31, 2022 Mark Pieloch purchased the Developer's rights from Mrs. Lane and the Montana Recreational Properties and with that 28 lots that will remain as Developer lots.
- b) Mark Belew was removed as the Developer's representative on the Board. Michelle advised that Mark Belew has entered into a Deed for Contract and will reach out to Mark Belew to obtain the Purchaser's name and address.
- c) As the Developer Mark Pieloch has stated that he will aggressively go after those who have not been paying their Annual Assessment fees.
- d) Projects
- Cattle Guard Replacements: 20' in width, should arrive in June, approx. 1 day to install, date of installation will be made known once confirmed. Will be completed in 2022
 - Goal is to repair and improve all 27 miles of LOC Roads this year (2022). The first three sections listed below all have regulatory issues to be dealt with.
 - Section 1 – State Highway where Rocky Road comes in, is covered under the MT DOT and has an easement as far as it parallels the I-15. Research is being completed for work we will do.
 - Section 2 – Rocky Road for ¼ mile and LaPage Road for ¼ mile run through BLM land. Per BLM neither the Lanes nor Montanan Rec. properties ever received approvals to access these areas. Stahly engineering out of Helena will be used for the permitting and work
 - Section 3 – Installing a new bridge over Stickney Creek Permit, Design and build a 24" bridge. Stahly Engineering to handle this also. 2023 is the anticipated install and completion time.
 - All equipment needed to do all of the road work will be leased. Commitment has been made to lease a Road Grader, 200 gallon Water Truck, Roller, and 2 Trucks.
 - Rocky Road entry point and proceed back to the LOC entry about 1.5 miles.
 - Graveling will be done and on an average of 4 – 8 loads a day per truck. This graveling will be done in the problem areas of the LOC roads. Cost 50 hr. work week 5 days a week \$50K per week.
 - Weed Control – Working on a course of action.
 - Trash, junk vehicle disposal. Sharon has met with the DOT and refuse disposal companies to place 2 roll off bins on either lot 87 or near the mail boxes where the refuse company can easily get to them, Developer will pay for the cost of the disposal. L & C County has a junk vehicle disposal and if owners can bring their junk vehicles to lot 87 L & C County will haul them all away. Details still in the works

The cost to the LOC on this will be 50% of LOC for the cattle guards which will be about \$20K and 100% of what the LOC has budgeted for the roads approximately \$50K – \$60K. Moving forward the LOC and Developer will work on a 50/50 cost. Richard asked about what the LOC can afford and Mark mentioned that the \$400 annual assessment fees will have to be increased in the future and Richard mentioned that he is cautious about how often the assessments would increase and Mark mentioned that they should keep up with the cost of inflation.

- If any landowner has questions for the Developer send email to Sharon mp.mt.properties@gmail.com
- Developer will be develop building standards and will be making those available to the landowners.

Adjournment:

Motion to adjourn the meeting was made by Richard and seconded by Michelle. Meeting adjourned at 10:44 AM Montana.