

Missouri River & Eagle Canyon Landowners Corporation
BOARD MEETING MINUTES
5/13/2020

I. Call Meeting to Order 18:06 (6:06 pm)

II. Members Present:

Mark Pieloch, Rebecca Panitzke, Don Woody, Richard Kollars, Dennis Greany

III. Existence of a Quorum

(3 Board Members)? Yes

IV. Approval of Minutes from Previous Meeting

1A) Who made the motion; Mark

1B) Who second the Motion; Richard

1C) Who voted for the Motion; Rebecca, Dennis, Mark, Don, Richard

1D) Who voted against the Motion; None

1E) Motion Passed or Failed? Passed

V. Current Business

a) Financials

1) Status of Invoicing/Checking & Savings Accounts.

2) Approval of an Accounting Firm. Services they will provide:

a) Creating and sending out invoices.

b) Receiving payments and depositing receipts. Via check, debit card and/or credit cards.

c) Sending out past due notices and following up on delinquent accounts.

d) Reconciliation of the checking and savings accounts.

e) Preparation of annual tax returns.

f) Summary of Discussion points:

Invoices are almost 100% loaded to the cloud, only needs a couple more invoices are needed to be added. Accounting firm will be setting up our account and this gives a good start on a foundation to the community board. Accounting firm will also be responsible for collecting the dues as well as keeping track of all invoice, taxes, and paperwork, plus, no conflicts of interest. When our community is compared from a 501c7 to IRC528, we meet requirements to the IRC528.

3) Motion to proceed with the Accounting Firm.

3a) Who made the motion: Richard

3b) Who seconded the motion: Mark

3c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

3d) Voted against motion: 0

3e) Motion Passed or Failed? Passed

b) D & O Insurance

- 1) Has Woody heard anything from State Farm?
- 2) Dennis' broker couldn't find a carrier that would provide coverage
- 3) Summary of Discussion points:

Don has not heard anything from State Farm as of yet. We are an oddball organization to where we don't have an address nor do we have HOA common areas such as a pool, therefore, we do not fall under any type of insurance policies as of yet. Mark volunteered to look into some of his known insurance companies to try and find a company that will cover the board members.

c) Road Repair & Maintenance

- 1) Board update on Road Repair & Maintenance schedule by Dennis.
- 2) Summary of Discussion points:

Mike Wirth has been given the plans and is set to start the repairs and is hoping to be done by May 31st, 2020. Richard wanted to be on record about not having Arrow Drive fixed like planned. The board will continue discussion about Arrow Drive next meeting. It was also mentioned about making sure that no backtracking will be done while roads are being repaired.

d) Responses to landowner inquiries.

- 1) Board update on landowner inquiries by Dennis.
- 2) Summary of Discussion points:

Dennis will start drawing up letters to be sent to those landowners who have sent a complaint about roads as well as being exempt from paying the yearly dues. All landowners bought their property with the LOA attached to the deeds and therefore cannot be exempt without taking the Lanes or whomever they purchased their lot from, to court, or selling their lots. This was the advice from the Lawyers.

e) Hardship Policy.

- 1) Should the board develop a financial hardship policy to address the coronavirus?
- 2) Summary of Discussion points:

As a board, we'd like to start talking about setting up a hardship program that landowners can apply for if they become unable to pay their dues (only if the hardship is an honest one and a payment plan is made). Board members have the authority to collect dues and arrange payments for said dues and will vote on approval of any hardship programs per specific landowners.

f) Email from the Lanes

- 1) Lanes sent the board an email about yearly dues
- 2) Summary of Discussion points:

The Lanes sent an email with concerns on the yearly dues being raised and

would like a response on how the Board came up with the budget. Don will get a hold of the Lanes with information from the past meetings and give the Lanes a chance to review the board's plans on moving forward.

g) Weed Control

- 1) Spraying should start getting done
- 2) The Board is responsible for spraying alongside the roads
- 3) Summary of Discussion points:

Noxious weeds are a major problem within the LOA. Weed control spraying hasn't been done every year in the past but should be done. The board is responsible for staying within a 60' easement from the center of the roads. Weeds can be spread by road grading and plowing, as well as free range animals but spraying can help keep the weeds down to a minimum and usually takes about two to three years to get under control. The county will not do the spraying, but will often help communities with the bulk purchase of herbicides along with possible use of spraying equipment. We will have to be checked into this more.

h) Web site

- 1) With a website, landowners can have a place to go to read all of the meeting minutes, see what projects are being planned, or whatever information the board members might have. Beka will check into different websites and get quotes for setting one up as well as monthly charges. Board members can use the website as a form of communication to as many landowners as possible. As of right now, the Board members have very limited ways of communicating with most landowners and this is an issue the Board would like to change. A website would also give the board members a way to receive all of the landowners information for things such as mailings.

VI. Issue for Future Discussion.

Beka; No
Dennis; No
Mark; No
Don; No
Richard; No

VII. Adjourn the Meeting 19:49 (7:49 pm)