

# **Missouri River & Eagle Canyon Ranches Landowners Corporation**

## **BOARD MEETING AGENDA**

### **7/21/2021**

**I. Call Meeting to Order 6:09 PM (18:09)**

**II. Members Present,** Roy McFarlane, Mark Belew, Richard Kollars, Dennis Greany

**III. Existence of a Quorum** (3 Board Members)? Yes

**IV. Current Business**

**a) Fiscal 2022 Budget**

**1) Review the proposed budget and make changes accordingly**

**2) Consider alternate budget**

**Summary of Discussion points:** Budget needs to be trimmed by \$9,000 in order to match revenue. Board members voted to table the budget until the August 11<sup>th</sup> meeting to have more time to review the budget. Mark B. asked what the DNO insurance was. Dennis explained how that insurance covers Board Members and the LOC in any lawsuit due to a non insured accident that might happen in the LOC. More details will be discussed at the August 11<sup>th</sup> meeting.

Motion to wait on fiscal year 2022 budget. Who made the motion: Dennis

Who seconded the motion: Mark B.

Voted for motion: Richard, Mark B, and Dennis

Voted against motion: 0 (Roy wasn't present yet)

Motion Passed or Failed? Passed

**b) Hardship Policy**

**1) Discussion of Policy.**

**Summary of Discussion points:** The application is for landowners that might have hardship such as illness, loss of job, or any other reason why they wouldn't be able to pay their maintenance fees. The policy will be reviewed by board members and discussed privately if they will grant hardship or not. This policy states for Residents only but would isolate non residents would also might need hardship. Non residents will also be able to apply and multiple lots will also be removed from the policy.

Motion to adopt Hardship Policy with the wording changes.

Who made the motion: Dennis

Who seconded the motion: Richard

Voted for motion: Mark B., Richard, Roy, and Dennis

Voted against motion: 0

Motion Passed or Failed? Passed

**c) Annual Landowners Meeting**

**1) Discussion of agenda;**

**2) Meeting rules and date of meeting.**

**3) Consider alternate agenda, meeting rules and date of meeting.**

**Summary of Discussion points:** The meeting will be held 3<sup>rd</sup> Saturday of September which falls on the 18<sup>th</sup> of September at 10:00 am and held at the Craig Fire Department Building in Craig Montana. Changes to the rules of the meeting was talked about such as the 2<sup>nd</sup> amendment and the right to bare arms. Also if people want to have tables outside, they can with the rules of being off to the side as

well as signs stating the tables have nothing to do with signing in for the meeting. Proxy page on the website has not been updated but will start being updated right after each years annual meeting to give people more than enough time to have proxy's notarized and sent to the landowners they want to cast their votes. This years proxy's have some not notarized due to the website wasn't updated on the dates and this point will be discussed on the August 11<sup>th</sup> meeting to figure out how to count those proxy's. Any proxy handed in will be voided out if the landowners are actually present at the meeting. Proxy's will be sent out with the annual meeting notice letters and as for next year, proxy's will be sent out much sooner. This years meeting will start with Mark B., Roy and David giving statements on their views and goals then Dennis, Mark P., and Richard giving their views and goals and each person will have a chance to answer questions.

Motion to adopt meeting agenda, rules and date with the change update.

Who made the motion: Dennis

Who seconded the motion: Mark B.

Voted for motion: Dennis, Mark B., Richard, and Roy

Voted against motion: 0

Motion Passed or Failed? Passed

**d) Updates on Corporate business.**

1. Financial s
2. Roads
3. Covenant enforcement (Wasn't talked about)
4. Delinquent assessments (Wasn't talked about)
5. Weed Abatement

**Summary of Discussion points:** Financial s are now up on the website so every landowner can view bank statements and see where every penny is going. There is \$56,000 in the account with \$30,000 going to the road maintenance There has been a road page added to the website and the landowners news page has been removed. This way, landowners don't have to search for the information about the roads. There was a bid for the weed spraying but that figure was way too high. Jim will be volunteering his time and equipment but would need a couple of volunteers to help him spray and the LOC will buy the chemicals. There have been more thistles and weeds see this year compared to any prior years and therefor the weed spraying should be started. The roads have been started and hopefully will be done in a couple of weeks or sooner.

**VI. Other Issues.**

- 1) Richard-No
- 2) Mark B.-No
- 3) Dennis-No Will Talk to Craig Fire and Sheriffs for rules and laws, will change wording to the hardship policy, will send board member updated letters for approval, and wants to talk about budget at the August 11<sup>th</sup> board meeting.
- 4) Roy-No

**VII. Meeting adjourned 7:10 PM (19:10)**