

**Missouri River & Eagle Canyon Landowners Corporation**  
**BOARD MEETING MINUTES**  
**6/10/2020**

**I. Call Meeting to Order 18:04 (6:04 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) Treasurer Duties. Board discusses the need for timely financial information.

Summary of Discussion points:

QuickBooks is only lacking a couple invoices before it's up and running.

No word from Marie for a while so we will have to go and get the invoices from her. Marie sent an email stating she's overwhelmed and would like to be removed as treasurer. Dennis has been working on getting the QuickBooks finished and once done, they will all be handed over to the Accountant firm the Board hired.

3) Motion to proceed with Removing Marie as Treasurer and name removed off of everything.

3a) Who made the motion: Mark

3b) Who seconded the motion: Beka

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

3d) Voted against motion: 0

3e) Motion Passed or Failed? Passed

## b) Conflict of Interest & Assessment

1) Board discusses policies and votes on implementation.

Summary of Discussion points:

The board has agreed to not have any conflicted interests while on the board, this means that no companies associated with a board member will be used for any duties performed within the community. The board can not change any Bi-laws or covenants but can create policies on how to enforce the bi-laws and covenants. These policies will be added to the website.

2) Motion to reaffirm the policies and conflict of interest of the board members.

2a) Who made the motion: Mark

2b) Who seconded the motion: Don

2c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

2d) Voted against motion: 0

2e) Motion Passed or Failed? Passed

## c) Covenant Enforcement.

1) Discuss strategy on enforcement and financial ramifications.

Summary of Discussion points:

Mark will be the main contact person on the board relating to covenant enforcement issues. Mark offered to pay the lawyer fees for the covenant violations. A letter will be sent out giving landowners or who holds the deed, giving them a specific due date to have their violations corrected. If the landowners or the deed holders do not comply within that time frame, further enforcement action will be undertaken..

2) Motion to have Mark cover the cost for the covenant violations.

2a) Who made the motion: Richard

2b) Who seconded the motion: Don

2c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

2d) Voted against motion: 0

2e) Motion Passed or Failed? Passed

## d) Delinquent Assessments.

1) Discussion of current delinquencies and strategy to collect and reduce Assessment collections.

Summary of Discussion points:

The LOA will cover the lawyer costs for delinquent offenders. If the landowners chose not to pay their delinquent fees, the LOA will place a

Lien on their property and will charge interest fees if not paid in full within a specific time. A foreclosure will also be placed on the properties.

2) Motion to Have the LOA cover the cost for the delinquent violations.

2a) Who made the motion: Richard

2b) Who seconded the motion: Mark

2c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

2d) Voted against motion: 0

2e) Motion Passed or Failed? Passed

e) Web Site Publishing.

1) Discussion of publishing the Web site. Beka has it close to done.

Summary of Discussion points:

Just a few more corrections and the website will be ready to publish.

Change the name of a couple of the pages and add a policies page, a volunteer page and one more statement. Once this is completed, make sure all pages are correctly linked to the correct places, and make sure every board member has a chance to view all the pages.

2) Motion to proceed with the website and get it published.

2a) Who made the motion: Dennis

2b) Who seconded the motion: Mark

2c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

2d) Voted against motion: 0

2e) Motion Passed or Failed? Passed

f) road and weeds

1) Plan a tour in order for road crew to make a plan for future projects needed in order to make improvements.

Summary of Discussion points:

Once the road has been bladed and finished with the planned projects, the road crew should get together and have a meeting and take another tour so they can make a goal plan for the following seasons and 2021.

This tour will take place after June. Jim Mauer has volunteered to become certified with weed spraying if the board will cover the cost of the certification at the cost of \$275 and the cost of the chemicals needed to spray the roads for weeds.

2) Motion to Have Jim Mauer become certified and do the weed spraying.

2a) Who made the motion: Dennis

2b) Who seconded the motion: Richard

2c) Voted for motion: Rebecca, Dennis, Mark, Richard, Don

2d) Voted against motion: 0

2e) Motion Passed or Failed? Passed

**VI. Issue for Future Discussion.**

Beka; No

Dennis; Future road repairs

Mark; No

Don; No

Richard; No

**VII. Adjourn the Meeting 20:05 (8:05 pm)**