

Missouri River & Eagle Canyon Landowners Corporation
ANNUAL MEETING
9/19/2020

I. Call Meeting to Order

10:14

II. Members Present:

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

III. Current Business

a) Introduce Board Members and opening speech

Dennis introduced the Board Members and went on to say how amazing the board has been on getting everything started and set up even with the problems from the paperwork and bookkeeping the Lanes handed over. Dennis asked that everyone attending would respect only one person speaking at a time and to hold their questions till the end of each subject. (This did not happen). Dennis mentioned the easements include 30 feet from center of road on both sides and how the LOC is responsible for the upkeep in the easement area. Russ Greaves asked if the attending landowners minded if he recorded this meeting and all voted yes.

b) Road Maintenance & Repair (Presented by Jim Panitzke)

- 1) Review current status of road maintenance & repair.
- 2) Review road repair & maintenance plan for 2021.
 - a) Summary of discussion; Jim mentioned Mike Wirth decided to not hold up to his deal with the LOA so M&D construction was called in to finish the road repairs and grading. Roads are a mess due to water, erosion, bedrock, and people driving too fast. Roads that haven't been worked on in the past will be looked at and determined how, if possible, they can be fixed. The Bridge on Rocky Road is separating so will be needing repairs. M&D has already started finishing the fall grading and will try to fix as many areas as they can from the road crew plan. It's estimated as 2-3 years to have all the roads fixed and graded yearly.
- 3) Questions & answers
 - Q) When will cinnamon bear road be graded?
 - A) If not this fall then it will be graded in Spring 2021.
 - Q) Why were roads graded flat?
 - A) They needed to be graded flat first before they can put a crown on them.

Q) with roads being done so good, it brings strangers up in the community and drives way too fast, why do we need the roads done at all?

A) So we don't have extra vehicle damages like they do on the Deerborn Side.

*Note; Too many people talking at one time to understand half of what was being said.

c) Weed Abatement (Presented by Richard Kollars)

1) Review the current status of the weed control plan.

2) Review weed control plan for 2021.

A) Summary of discussion; A volunteer landowner went to class, got insurance and has their own equipment and is volunteering their own time to spray the weeds on the easement areas of the community. The LOA paid for their class and insurance and will pay for the chemicals being used to spray the weeds. Chemicals that will be used this fall will kill off any left over weeds and the chemicals that will be used in spring 2021 will kill off any sprouting weeds. Once the county determines what chemicals that will be needed, the website will be updated so landowners know in advance. If landowners don't want their area sprayed, they will need to put up "don't spray" signs on both sides of the road going through their lot(s).

3) Questions & answers .

Q) Mike Andrews stated he has a 5 year contract to free range his goats over hundreds of acres and there's no weeds where his goats Roam. Why can't we just use goats instead of chemicals?

A) Not everyone has goats.

Q) (Statement not question) County doesn't just come up to check that weeds were sprayed, they need to be called in and once here, They will look at everyones lots.

*Note; Too many people talking at one time to understand half of what was being said.

d) Covenant Violations (Presented by Mark Pieloch)

1) Review current status of violation enforcement.

2) Review covenant violation plan for 2021.

A) Summary of discussion; Mark Pieloch handed out pictures of a few of the problem lots. Covenant violation isn't about a couple broken down vehicles or a little trash, it's about the junk yard looking lots. The lots that have trash piles everywhere and more than a few broken down vehicles. These lots are eye sores and lowers the property values. Nothing has been enforced for over 20 years and it's time to catch up and get the community cleaned up.

3) Questions & answers

Q) (Statement) Mike Andrews claims pictures are illegal

- Q) Did the Board hire someone to take the picture using a drone?
- A) No. No one used a drone for these pictures. They were all taken by driving the roads.
- Q) Why should people who don't live here have a right to say what is, and what isn't an eye sore? What's going to prevent the board from going after people they don't like even though they don't have a dump site?
- A) The covenants state what is, and what isn't allowed in the community and the board is only going by what the covenant states as being allowed and not allowed. (Mark read the part in the covenant that covers this area)
- Q) Why can't we get a dumpster up here for everyone to use?
- A) The dump company won't allow a dumpster up here but the board has been trying to find other options. The dumpster won't be cheap either and the people that don't live here year round will be upset for having to pay for the dumpster costs.
- Q) How is it that Marks personal attorney and Sharon lafavor isn't conflict of interest?
- A) There are no laws or restrictions in the Bylaws or the Covenants plus, the Lawyer isn't Mark Pielochs personal lawyer, he is the LOA'S lawyer.
- Q) Is there a way to get trash punch tickets for our community?
- A) Everyone would have to get together and go to the courthouse and try and get these punch cards for our area. It's not something the Board can do it on their own.
- Q) Why can't Mark Pieloch donate \$500,000 to the LOA to cover the cost for all roads to be done perfectly and to pay to clean up everyone's lots instead of putting liens on people for not cleaning their lots?
- A) Mark only donates to charities and the community is not a charity.
- Q) Website is great, thank you for that but, why did the dues fees go up? And why without a vote?
- A) Because of all the non payments. It's not right but it's only part of it. The Lanes handed over all responsibilities to the Board and the Lanes paid a lot of out of pocket for what the Board is now responsible to pay now. No vote is needed.

*Note; Too many people talking at one time to understand half of what was being said.

e) Delinquent Assessments. (Presented by Dennis Greany)

- 1) Review current status of delinquent assessments.
- 2) Review delinquent assessment plan for 2021.
 - A) Summary of discussion; The cloud is now up and running and the accounting firm has everything ready to go. They still have a couple items

to work out, but they should have it fixed shortly. Quickbooks wasn't able to be finished due to the poor record keeping the Lanes handed over. Dennis has paid out of pocket for the cloud and quickbooks as well as paid for the entrance signs. Meeting minutes are a summary, not a transcript so what has been posted is correct and legal. The covenants and assessments violators will receive a letter and will have 30 days to reply or further action will be enforced. Old LOC was putting liens on lots every two years for \$500 a lien and the Board is now responsible for that cost, therefore, the Board estimated these fees in the budget.

3) Questions & answers.

Q) What's the Boards idea for success?

A) Make the community up to date as well as clean. Decrease the Assessments and improve the roads.

Q) Why is the not one single "NO" vote from any board meeting?

A) Because it takes months of discussions before a vote comes up.

Q) Who's enforcing the Covenants?

A) The Board is Via the covenants and bylaws.

Q) Who's Lawyer is Colin?

A) Colin is the LOA's lawyer and not the individual.

*Note; Too many people talking at one time to understand half of what was being said.

f) Budget & Assessments. (Presented by Dennis Greany)

1) Review current status of budget and assessments.

2) Review budget & assessments for 2021.

a) Summary of discussion; The budget is just an estimate and is not a final cost. Some sections might be less and extra can be moved to another subject or into reserves in need be.

3) Questions & answers

Q) What's keeping the Board from raising the maintenance fees again?

A) It was only raised to be able to take over everything the Lanes handed over and once everything is up and running and the roads and bridges are repaired, the fees should be going back down.

Q) Why can't the bridge repair be in the road maintenance section instead of reserves?

A) It's going to take at least \$20-30,000 to repair or fix the bridge so the reserve should be used because repairing the bridge will fall under emergency repairs.

*Note; Too many people talking at one time to understand half of what was being said.

g) Hear from Landowners who had their 8/29/2020 Meeting. (Include all Board Members)

1) There were way too many people screaming and yelling to understand

anything that was said. Everything that was heard, is mentioned in all the other subjects of this meeting. Everything was repeated many times over.

IV. Vote for 2 Board Members (Introduced by Dennis Greany)

- 1) (1) Resident Board Member (1 year term)
 - a) Mark Pieloch nominated Beka Panitzke. Dennis Greeny Second.
 - b) Neil Dickamore nominated Roy McFarlane. Berry Hunter second
- 2) (1) Board member at large (3 year Term)
 - a) Neil Dickamore nominated Dave Allen. Berry Hunter second.
- 3) (1) Developer representative. Mark Belew
- 4) Count the vote (Votes will be recounted for validation at a later day all attended landowners voted for this motion)
- 5) Resident Board Member
 - Beka = 9
 - Roy = 42
- 6) Board Member at large
 - Richard = 96
 - David = 102

V. Any other suggestions for the annual meeting?

- 1) When was ECR and MR legally combined.
- 2) Special meeting to vote and address bylaws
- 3) Special meeting to discuss road fees

*Note; Too many people talking at one time to understand half of what was being said. Many arguments as well.

Adjourn the meeting 14:15 (2:15pm)