Eagle Canyon and Missouri River Ranches

LOC Board Meeting Draft Agenda

October 19, 2022

Meeting called to order at 6:02. Directors in attendance: Mark Pieloch, Sharon LaFaver, Richard Kollars, Salina Hunter. Secretary Kim Trefry recording minutes.

**Approve Minutes from September Meeting** (Sept 10, 2022) Richard Kollars moved to accept the minutes, Mark Pieloch seconded the motion. All in favor, minutes approved. Kim will have the web service post to the website.

**Election Results:**

Mark Pieloch 143 votes, Wade Crittenden 48 votes. Pieloch will refill the 3 year position he is currently in.

Dennis Greany - 141 votes, Randy Trefry – 48 votes. This was to fill the existing vacancy left by Louie’s resignation (ending December 2024). After the results were announced, Greany chose not to accept the position.

Salina Hunter – 30 votes, ran unopposed. Hunter will fill the Resident Board Position.

Mark Pieloch chose to reappoint Sharon LaFaver for the Developer’s Representative position.

Discussion about whether Dennis declining the position is equivalent to a resignation since the election results had been announced. Board is unsure whether Randy Trefry can fill the position from the election results, or whether the Board needs to appoint someone to temporarily fill the position until elections in the Fall of 2023. Awaiting a legal opinion on the proper route to proceed. Until then, the position will remain vacant.

Voter participation – Over 100 ballots sent out to individual landowners. Approximately 55% participation based upon returned ballots. Sharon volunteered to put together a spreadsheet to allow the Board to see some participation data and strategize how to increase involvement in future elections.

**Road Update**:

Sharon provided an update on the roadwork. Workers are attempting to complete coverage on as many of the main roads as possible. They are skipping over areas that have a solid rock base and will address those in the future. Over 50% of the roads were graveled, watered and rolled, with about 3 miles paved this season, which has never been done before.

She added that after limited roadwork has been done for the past 30 years, the Board and Community will need to prioritize where to focus efforts going forward. Future maintenance will be a “constant” to maintain the progress done so far. The Board will need to consider this in future budgeting discussions.

**2023 Road Goals** – If permit is approved as expected, plan to use asphalt millings on Rocky road at the BLM land. Will grade Shields, LePage, Spring, and Coldwater. The Developer and LOC will need to contract with road contractor by January 1, 2023.

**LOC 2022 Road Maintenance Cost** share – Board was presented with an invoice for $60,000 for the LOC’s portion of the cost share for the road maintenance. Richard moved to accept the invoice, Salina seconded. Unanimous vote in favor.

**Road Committee** - Wade Crittenden has volunteered to head up a road committee. So far, Tyson Hunter and Steve Robinson have volunteered as well. Wade will be working with Sharon to address culverts along Charbonneau and other areas, including the permitting process where necessary and developing a cost estimate for this project.

**Speed limit signs –** Signs have been posted along Rocky Road entrance and are soon to be posted along Eagle Canyon entrance as well.

**Dumpsters –** Dumpsters will remain in place until the end of November unless weather becomes an issue.

**Snow Plowing** – Only one bid received to perform services. Not a lot of interest due to the remoteness of the location. Tyson Hunter will perform services for now; doing all main loop roads and Floyd. Richard proposed $12,000 for snow plow services in the budget, to be shared equally with the developer. Mark Pieloch motioned to accept the cost share proposal, Sharon LaFaver seconded. Unanimous vote in favor.

**UPS/FedEx Drop Box**: Salina and Tyson Hunter have build a small metal shed near dumpsters at base of Rocky Road to accommodate UPS and FEDEX delivered packages. Some materials donated by the Hunters. The LOC paid for materials totaling $803.

Rocky Road Mailbox Cluster – Due to multiple road improvements over time, the LOC learned that the mailboxes no longer meet the established height above road level according to the USPS. After discussion, it was decided to take no action unless the USPS requires it.

**Hiring an LOC Attorney:** The LOC decided to retain an attorney to provide legal advice in the event a decision may be contrary to the Developer. Richard has been searching in Helena area. No responses to date. Will increase search to Great Falls as well.

**Website Development:** New website is nearly complete, just need to migrate domain information. Expected to be up and running within 30 days.

**Annual Dues**: Invoices for two $200 payments are sent out in January (Due by February 28) and in July (Due by August 30). Beginning in January 2023, the Board will begin adding an interest rate of 1.5% to payments over 60 days in arrears. The Board will also attach collection fees as applicable. Motion by Mark Pieloch, seconded by Richard Kollars, Unanimous approval.

The Board will begin sending out courtesy notices to all landowners with overdue fees, encouraging payment by December 31, 2022.

Request for Fee Waiver – An LOC landowner who’s property runs along the Craig Frontage road requested a fee modification because his land does not use any interior LOC roads. The issue was discussed, but existing bylaws do not allow for a modification for this purpose.