Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

September 10, 2022

Meeting called to order at 9:02

**Approve Minutes from Annual Meeting** (Aug 6, 2022) Mark motioned to approve, Richard seconded. All in favor (4)

**In attendance**: Mark Pieloch, Sharon LaFaver, Salina Hunter, Richard Kollars, Kim Trefry (Secretary)

**Road Update**: Progress continues on laying gravel on main loops. Working from Charbonneau to North Fork to Spring Drive, then moved to Eagle Canyon. Approximately 2 ½ miles completed.

Separate issue with flooding across Charbonneau (in wetter years) from North Fork. Existing culverts are too small and clog regularly. Culvert replacement will require permitting by Conservation agency. Permit process may take up to 1 year. Sharon will begin this process in hopes to have approval by the time work begins again in the Spring.

New fencing is completed along Rocky Road entrance.

Side Gates will be installed at both cattle guards (for heavy equipment/tracked vehicles to avoid crossing the grates). Already in place at top of hill, will be installing a side gate near the Stickney Bridge soon.

Concern over the concrete section marker on Rocky Road across from the Sterling Ranch. Need to flag it prominently to make it more visible, then add taller pole in case it’s covered by snow.

Concern about higher speeds following the paving, particularly the Rocky Road straightaway. Developer has purchased speed limit signs to be installed by the road crew at both Missouri River and Eagle Canyon entrance areas.

Still hoping to get volunteers for a Road Committee to drive through and provide feedback on the road condition. Wade Crittenden and Tyson Hunter have volunteered to head up this effort.

**Road Budget** - $8000/day $40,000 work week doing all the gravel work.

**UPS/FedEx Drop Box**: Salina received approval (from Montana DOT and FWP) for a 4x8 structure to be built/installed at the north end of the dirt lot by the dumpsters. Per DOT, structure has to be located away from the existing mailboxes since the parking area is considered a public recreation lot.

Labor and materials cost estimated to be approximately $1000. Approval needed by the board for this cost. Richard motioned for the board’s approval to pay this cost. Mark seconded. All in favor (4).

**Hiring an Attorney:** Board is seeking an independent counsel to represent the LOC in the event an issue arises that could be considered a conflict of interest between the Developer’s attorney and the LOC/Board.

**Website Development:** Board has entered into a contract with a local company for a new website. Design costs are approximately $1500, Company will maintain and update site for $35/month. New website anticipated to be in place by end of September.

**Ballot Update**: Ballots sent out last week. Returned ballets due by October 1. Salina Hunter and Louie Cassie will observe ballot count. Ballots need a Lot Number to validate the vote. Costs of approximately $350 to complete the process (envelopes, stamps, paper).

**Annual Dues Update**: Pending. 3 Hardship Applications for consideration. Board discussed and approved two applications. Third application approved with modified LOC dues.

**New Business**

**Snow Plowing:** Goal is to plow main LOC loop roads. Rocky road and Eagle Canyon asphalt milled roads. Developer and LaFaver working on quotes for these services. Seeking recommendations from Road Committee on which additional roads need plowing? Still seeking volunteers from within the LOC community to take on some plowing tasks for compensation.

Developer will pay for plowing of all asphalt millings at entrances to LOC. Developer will pay 50% of costs on all other roadways that are decided to be plowed. Board has budgeted $6000 for plowing services.

Developer motioned to close the meeting. Richard seconded. All in favor (4).

**Meeting Adjourned at 10:19**