Eagle Canyon and Missouri River Ranches

LOC Board Meeting Draft Minutes

 December 14, 2022

**Call to Order:**

Meeting was called to order at 6:04 p.m. M. Pieloch, S. LaFaver, R. Trefry, S. Hunter, and R. Kollars in attendance. K. Trefry taking notes as secretary.

**Approve Minutes from November Meeting**

LaFaver moved to accept the minutes, Pieloch seconded. All in favor. Minutes accepted. K. Trefry will have them posted to the website.

**2023 Meeting Date**

Discussion held regarding when is the best time to hold the annual meeting. The later in the calendar year, the more road and other work progress can be reported. Saturday, August 26th has been proposed by Kollars, seconded by Trefry. All in favor. Pieloch will check to see if the same meeting room location can be secured. Board will post this date on website, once firmed up. K. Trefry will post to website, once confirmed. Will aim to send out notices to all landowners 60 – 90 days in advance of meeting date. Will also post notices on entry bulletin boards.

Nominations will be taken at the meeting, but voting will continue to be by mail out ballots. Accounting office will receive ballots and announce final tallies.

**Addressing Delinquent Dues**

Many delinquent landowners have been reaching out to the Board to address the matter. Still do not have correct mailing addresses for some landowners, causing invoices to be returned and outstanding balances to accrue. S. Hunter will get an updated balance sheet from the accounting firm. Board will send out “Final Notice” before beginning interest accrual and proceeding to lien filings.

Landowners with parcels along the Recreation road (Old Hwy 91) have expressed their reluctance to pay their fees. Kollars stated he has spoken to individuals and explained the overall value of the LOC and their legal options. The Board cannot take on the legal responsibility to waive or modify assessment fees based on a property’s proximity to LOC roads.

Note: Landowners with concerns should contact the Board through email or in writing. It is NOT acceptable to show up unannounced at private residences.

**Covenant Enforcement**

The Developer (M. Pieloch) has stated that he intends to begin sending out letters to violators after the first of the year.

Still many concerns from landowners about the legality of free ranging livestock. Which types of livestock are permissible? Is a permit required? Board will research the issue further to get answers.

**Snowplowing & Reimbursement**

Only one landowner has been contracted to perform snowplowing services within the LOC. Other landowners who choose to clear spur roads will not be reimbursed for their services. The Board suggests groups of neighbors can work together to clear side roads and reimburse each other for fuel and other expenses if they so choose.

**Hardship Application**

One application was brought before the Board. Further information from the applicant is needed before a decision can be made. Issue tabled until next month.

**Road Update**

W. Crittendon is heading up the road committee and is in the process of obtaining bids for the culvert work where Charbonneau crosses Stickney Creek. Some debate about whether the permits need to be obtained before getting the bids, or whether the selected contractor should pull the permit.

Meeting Adjourned. LaFaver moved to adjourn the meeting, Pieloch seconded. All in favor. Adjourned at 6:26 p.m.