Eagle Canyon and Missouri River Ranches

LOC Board Meeting Draft Agenda

 November 9, 2022

**Call to Order:** Meeting called to order at 6:03. Mark Pieloch, Richard Kollars, Salina Hunter and Sharon LaFaver in attendance via conference call.

**Approve Minutes from October Meeting** (Oct. 19, 2022) Mark Pieloch moved to accept the minutes, Richard Kollars seconded. All in favor.

**Hiring an LOC Attorney:** Richard has contracted with an attorney (Andy Adamek from Browning, Kaleczyc, Berry & Hoven, P.C.) to represent the LOC. Board members agreed that Richard will be the point person for all attorney contacts, and members will need to agree on issues in advance to avoid unnecessary legal fees.

**Election Vacancy:** Following election results, winning candidate Dennis Greany chose to withdraw and formally declined the position. Based on legal feedback, the position cannot be filled by the second candidate, but requires an appointment until the next election cycle. Richard Kollars moved to appoint Randy Trefry to the position, Mark Pieloch seconded the motion. All in favor. The Board offered, and Randy Trefry accepted the interim appointment to the Board. Randy was added to the conference call

**Road Update**: Cattle Guard angle irons are still missing from the lower (Stickney Creek) location. This is on the “to do” list and should be completed before the end of the season’s work. Old cattle guard remnants will be brought back to one of the Developer’s properties for future needs.

Snowplowing has commenced. Tyson Hunter has been busy plowing the main loops to allow residents easier ingress/egress. Tyson and Salina also plowed the parking area at Rocky Road entrance where residents park their street vehicles. Costs are being shared between the Developer and the LOC.

The Road Committee (headed up by Wade Crittenden) will be working to get contractor bids for project work (outside of next year’s road maintenance work). Sharon LaFaver will share culvert vendor info with the Road Committee.

High speeds are becoming a problem in the development, particularly at the Rocky Road entrance where children are catching the bus. Discussion about whether adding speed bumps to this area will help

**Website Update:** The webmaster was able to add a feature to the webpage to minimize the number of phishing emails the LOC and Developer are receiving.

The Check Register and Annual Statements are out of date. Richard will work to gather this information to update the website. We also need a Fee Page to explain LOC fees and payment instructions. This will be forwarded to the webmaster to add to the Fees page.

**Delinquent Annual Dues:** The LOC will begin mailing out courtesy notices to all landowners with outstanding General Maintenance fees. As previously discussed, the LOC will begin assessing penalties of 1.5% interest beginning in 2023. Per the bylaws, the LOC Board/LOC Attorney will also begin the process to initiate legal action (liens) on landowners with outstanding fees beginning in 2023.

**Covenant Enforcement**

The Developer/Developer’s Attorney will also begin the process of Covenant Enforcement on landowners, who are violating existing covenants beginning in 2023.

Richard moved to close the meeting, seconded by Mark. All in favor. Meeting called to a close at 6:20 p.m.