Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes Draft

 January 11, 2023

**Call to Order:** Meeting was called to order at 6:05 p.m. GMT In attendance – Richard Kollars, Mark Pieloch, Sharon LaFaver, Salina Hunter, Randy Trefry, Kim Trefry (Secretary).

**Approve Minutes from December Meeting** Minutes were reviewed, Richard Kollars moved to accept the minutes, Mark Pieloch seconded. All in favor, minutes approved. Kim Trefry will forward them to the webmaster for posting on the website.

**2023 Meeting Date – August 26, 2023, at 10:00 a.m.**

* **Location –** Meeting will once again be held at the Delta Hotel in Helena. The Developer, Mark Pieloch, has paid for the room rental. An AV technician will be on hand to live stream the meeting, and record it to YouTube for members that are unable to attend.
* **Member Notification –** The Board will post the meeting information on the website. We will also send out a mailer with the meeting information. Goal is also to include a brief description of the year’s accomplishments and future goals, the Board’s contact information, and voting details.
* **Voting –** Nominations forBoard positions will be accepted at the meeting. Voting will continue to be completed using mail in ballots, with the accounting firm performing the vote count.

**Final Notice to address Delinquent Dues**

The Board will be composing a new letter to be mailed out to landowners that have failed to pay their assessment fees. This final notice will show the outstanding balance accumulated. Effective in 2023, outstanding accounts will begin accruing interest charges in addition to their balance.

**Covenant Enforcement**

The Board received an email from a Missouri River Ranch (MRR) landowner complaining about the goats that are roaming onto his land and impacting his trees and foraging on his landscape. The Board will be reaching out to the local Livestock Inspector to clarify Montana’s *Free Range* laws and the options for landowners in this situation. The Developer will also be contacting landowners whose livestock are becoming a nuisance.

**Hardship Applications and Payment Plan Requests**

Income Verification is a current requirement of the application process. Appropriate documentation may contain personal information which, if not protected, could pose a liability to the LOC. Richard Kollars will explore our options with legal counsel to ensure we are adequately evaluating requests without risking personal information.

The current application may need to be modified to address this concern. Additionally, the ability to grant a hardship waiver may need to be brought before the landowners as a referendum in August.

Three landowners requested payment plans to address their outstanding fees.

Request #1 would allow the landowners to pay a portion of their fees now ($800), and the remainder in installments ($150/month) until caught up. The Board would also agree to withhold interest charges as long as the landowner continues to meet their obligation in good faith. Vote in favor – Unanimous. Passed.

Request #2 would allow the landowners to pay a portion of their fees now ($850), and the remainder in installments ($200 per quarter) until caught up. The Board would also agree to withhold interest charges as long as the landowner continues to meet their obligation in good faith. Vote in favor – Unanimous. Passed.

Request #3 would allow the landowners to pay a reduced assessment fee through 2023, reduce delinquent fees by 50%, along with a payment plan of $50/month to address all delinquent fees. Vote did not pass. Alternative proposal to allow landowners to pay a reduced assessment fee through 2023, along with a payment plan of $50/month to address all delinquent fees. Vote in favor – Unanimous. Passed.

**Landowner Issue on LePage Road**

The Board received a letter from landowners on LePage alleging that an illegal road had been graded across their property, and that gates were being proposed to prevent further egress. The road in question, may have been a prescriptive easement granted by the previous Developer. Sharon LaFaver will be contacting the landowners to discuss these concerns in more detail. Additional matters (illegal wood harvesting) are considered civil matters and will need to be addressed with local law enforcement.

**Road Committee**

Wade Crittendon from the Road Committee obtained one bid to replace culverts on Charbonneau. Other contractors are not responsive. Bid was received just before meeting time, so Board has not reviewed it in detail. Discussion tabled until February 8. Richard Kollars will try to reach another local source to see if we can get a second bid. Depending on costs, the LOC may seek volunteers to go through the community and help clear existing culverts.

**Website Status**

The Developer’s email link was discovered to be not functioning. This issue has been addressed. Financials for 2021 and 2022 are missing and need to be uploaded. Salina Hunter will work with the accounting firm to obtain the needed reports and get them posted.

The Home Page is outdated and needs new info. Kim Trefry will work with the web designer to post the Annual Meeting info. Sharon LaFaver will work on a 2022 summary of the LOC’s accomplishments.

There are privately held webpages that maintain information similar to the LOC webpage. It may be confusing and misleading if landowners are unable to navigate to the correct website for information. The Board is unsure if there are domain name issues and will research this.