

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

March 08, 2023

Call to Order: Richard Kollars called the meeting to order at 6:01. Mark Pieloch, Sharon LaFaver, Salina Hunter in attendance. Kim Trefry (Secretary) taking notes. Randy Trefry joined the meeting at 6:10

Approve Minutes from February Meeting Mark moved, Sharon seconded approval of the minutes. All in favor.

“New Email” Postcards Kim advised the Board that postcards announcing the new email address had been sent out to all landowners. Richard advised he has been checking for messages, and everything is working correctly.

Assessment Fees

Returned Mail - The LOC is still receiving returned mail from some lots. We will work with the accounting office and the Montana Cadastral to try and identify the legal owners and their legal mailing address to keep them up to date on matters within the community.

Moving PO Box - Discussion about moving the PO Box to a metal mailbox at Rocky Road so we can receive mail more regularly (when inclement weather prevents frequent trips into Cascade). Post office advised that we cannot have a mailbox without a piece of land in the community. Board members will try to get to the PO Box more frequently in the future.

Payment plans – We have received additional requests for payment plans to allow landowners to catch up on back fees. Proposed plans were accepted. Kim will mail out letters to landowners to initiate payments. Comments from Salina and Richard that some landowners are not honoring their payment plans. The Board agreed to give a final notice to these landowners, then proceed with filing liens if landowners do not comply with the terms of their payment plans.

Liens Process – After March 15 (written deadline for overdue payments to be paid), the Board will check in with the bookkeeper to verify current payments. List of delinquent landowners will be forwarded to LOC attorney to initiate lien procedure.

Missouri River Properties (Deanne Lane, owner) has several delinquent properties. The Board will send a final notice to her and her attorney. She has been out of state and is not receiving correspondence promptly. The Board will give her a deadline to respond. Historically, she has paid her outstanding fees, albeit frequently late.

State of Montana Annual Report Richard advised that the report has been completed and sent in. The accounting office assisted in completing this task. Our bookkeeper, Rachel, has been designated as our registered agent.

Finances The LOC has been operating under two staggered fiscal years, one for a corporation tax year, and another as listed in the bylaws. Richard reported that paperwork has been submitted to change our tax year to be consistent with the bylaws – beginning January 1 – December 31.

Hardship Application Criteria Revisited from last month – Discussion whether the Board wants to require proof of eligibility, what would constitute eligibility, risks of seeing sensitive information. At present, the number of hardship accounts is minimal, and doesn't appear to need this level of scrutiny. We can revisit if there appears to be concerns or abuse of this benefit.

Road Update Still haven't received quotes back from additional contractors. Winter weather is making it challenging for anyone to come up to the area, and they can't see the roads, ditches adequately to provide a bid. With heavy snows and anticipated water runoff, we need to get the culvert work (Charbonneau at N. Fork) moving forward. We may need to request emergency permit approvals to address this if delays continue. Board members discussed other options to address anticipated water runoff, but ultimately any action in/near the creek will need permits. Will need to follow up with the Road Committee in April.

Mark brought up that he is having a large volume (25,000 tons) of road base delivered to his property on MRR lot #87. Kim will post some information on the web page and the local Facebook page to make folks aware of these delivery trucks, and that this is not community gravel.

Noxious Weed Spraying The board members discussed obtaining bids for spraying along the shared roadways. Discussion included reaching out to a community member with existing spraying license, see if they are willing to assist in our efforts this Spring. Sharon mentioned that the Developer has previously used West River Land Management. This vendor can seek out cost share funds from the Upper Missouri River Watershed Alliance (UMOWA).

Other Matters

First dumpster has been delivered to the lot at the base of Rocky Road. The dumpster is for community use, paid for by the Developer. The developer intends to use the dumpsters while he clears garbage off the lots he has purchased. Reminder: No tires, appliances, or hazardous waste is permitted. All trash should be bagged. Kim will post a reminder on the webpage and the Facebook page about this as well.

Open Range Issues – The local Stock Inspector is still in training, so no quick answer to the horses running loose. The Developer has sent out a letter to the goat owner, warning of covenant violation and seeking compliance.

End of Meeting at 7:20 - Sharon moved to adjourn the meeting, Mark seconded. All in favor.