

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes Draft

April 5, 2023

Call to Order: Richard Kollars moved to call the Meeting to order at 6:00 p.m. Mark Pieloch seconded. All in favor.

Approve Minutes from March Meeting: Richard Kollars moved to accept the March Meeting minutes, Mark Pieloch seconded. All in favor.

Updates – Website Postings: Updates have been posted on the LOC webpage regarding the delivery of road base to Lot #87, and the dumpsters placed at the base of Rocky Road.

Delinquent Dues: Richard Kollars explained that the LOC attorney has filed liens on three properties. A fourth landowner has paid their dues and is now caught up. A lien on a property is valid for 8 years. It should be noted that a foreclosure can be filed if the lien is not addressed, however at present, the outstanding dollar amount is probably not sufficiently high to support a judgment. The LOC can file additional liens on the same property if the landowner(s) continue to ignore invoices. Although not obligated by law, the LOC will send out notice of the liens to the affected landowners.

Hardships & Payment Plan Status: A signed payment plan was returned by a landowner working to get caught up on their assessment fees. It appears at least one landowner who requested a payment plan has yet to honor their agreement. A resident board member will reach out and determine if the landowner intends to comply or not.

Noxious Weed Spraying: Montana law requires that the LOC and landowners address noxious weeds on their properties. Sharon has researched and obtained bids for spraying along the easement of the main roads. Nitrogreen (\$3500) and West River (\$3600). West River can obtain a cost-sharing grant which will reduce the overall cost to the LOC by 50%.

Mark Pieloch moved to accept the bid by West River, Randy Trefry seconded. All in favor.

Optimal timing for spraying is typically June-July, depending on weather. The Board members recognize there are many residents that are opposed to spraying on their property. The Board will post spraying schedules on the web page, and also on information boards at entrances, once a contract is signed and scheduled. The Board may also consider sending out postcard notification, since many landowners are not on the internet.

Sharon will also research whether the contractor will work with individual landowners that want their lots sprayed at the same time they are in our area.

Covenant Violations re: Junk Vehicles Following the letter sent out by the Developer, it is anticipated Lewis & Clark County will be sending someone out to yellow-tag vehicles for removal/disposal.

By law, a “Junk Vehicle” is defined as

- 1) a vehicle that has been abandoned, wrecked, or discarded, and is
- 2) inoperable, and is
- 3) not currently licensed.

Junk vehicles are required to be shielded from public view. For more information, landowners who have junk vehicles on their property are encouraged to visit the Department of Environmental Quality’s website at deq.mt.gov/twr/Programs/vehicles

The Junk Vehicle Program for Lewis and Clark County offers resources to remove these vehicles from your property. The Board will be providing this information on the LOC webpage and on the community entrance boards.

Road Update: Salina Hunter provided a summary of the bids obtained by the LOC Road Committee. Late snow has made it difficult for bidders to come in, see the road surfaces, and provide a realistic bid. Now contractors’ schedules are getting filled and committing with a contractor is becoming urgent.

Scratch Gravel can do an initial grading and bring in some road base, then follow up in the fall to lay remaining gravel where needed. We will need to add some specific language to this contract to ensure the roadwork and the culvert work do not overlap. Discussion included adding a 10% limit to change orders. Richard Kollars moved to accept the bid and move forward with this contract, Mark Pieloch seconded. All in favor.

Mike Wirth has only bid on doing the culvert work. His bid included 30’ culverts, we will need 40’ culverts. Even adjusting for longer culverts, his bid is below other bidders for this portion of the work. We will not be able to do any of the work during Spring runoff. Wade Crittenden is working to obtain the permit for this project. Estimates June. Mark Pieloch moved to accept Mike’s bid for the culvert work, Randy Trefry seconded. All in favor.

Meeting Ended: Richard moved to end the meeting at 7:20. All in favor.