

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes Draft

May 3, 2023

**Call to Order** Richard Kollars called the meeting to order at 6:01 p.m. Mark Pieloch, Salina Hunter, Sharon LaFaver, Randy Trefry also in attendance. Kim Trefry present to take minutes.

**Approve Minutes from April Meeting** Meeting minutes approved (All in favor). Kim will post to the website.

### **Delinquent Dues & Payment Plans**

Certified letters sent to 3 landowners with active liens filed. Copies mailed to the LOC attorney, and to the bookkeeper so she can alert the Board if payments are made.

Discussion regarding the outstanding assessment fees with Treasure State properties and B lot purchasers. There has been no response from Ms. Lane or her attorney despite recent correspondence regarding this matter. Salina will request a current invoice from the bookkeeper to see if any payments have been recorded. The Developer will be in touch with the Treasure State attorney to see if they are going to pay delinquent fees. Otherwise, the Board will begin the lien process on these remaining accounts. Once the delinquent properties are confirmed, Sharon will work with the attorney to provide legal descriptors for the filing paperwork.

Several landowners had requested payment plans to get caught up. All are in compliance, with one exception.

### **Storage of LOC documents / Archiving Records**

Discussion about where all the Board's correspondence should be maintained. There has not been a consistent archive location. Kim will discuss with our web designer whether these documents can be migrated to a location on the website. Board correspondence is not confidential, and should be available on request.

### **Noxious Weed Spraying**

West River Land Management has advised us that they are not available to provide services until winter 2023. They are also unable to provide any services to private parties within the community, as hoped. Sharon will recontact the alternate bidder, Nitro Green (only \$100 difference in price) to see if they are able to provide weed spraying services sooner, and whether they can offer to do individual lots while in the area.

The Board is planning to spray roadside from entrance to entrance; specifically this will include Rocky road to Charbonneau, to N. Fork, to Spring Drive and to Eagle Canyon, Also the Beaverslide Loop. Once the spraying dates are confirmed, the Board will notify landowners of the service dates.

Post Note: NitroGreen was available to spray the designated areas this Spring. The Board took a vote via email on May 12. With the exception of R. Kollars (who voted No – said it wasn't worth the cost to only spray roadside), the directors chose to move forward with the alternative contractor, Nitrogreen. A date was set (June 14), and this info will be included in the newsletter.

## **Covenant Violations**

**Junk Vehicles:** The Developer expressed his strong desire to have as many junk vehicles removed from the LOC as possible. He is considering offering to pay a "per vehicle" removal fee of up to \$200 (more for large RVs) to individuals who are able to haul away abandoned vehicles. Persons interested in helping to haul vehicles will need to get approval in advance, as well as show proof the junk vehicle was removed.

Salina provided the names of two local recyclers that can accept junk vehicles – Pacific Steel has locations in Great Falls and Helena, and Steel etc. in Great Falls will pay for vehicles. If landowners want the Lewis & Clark county to remove the vehicle, they must complete and submit a form. This form will be shared with landowners in the next mailing.

**Horses / Open Range:** Randy Trefry discussed his recent telephone contact with the new Brand Inspector. The Inspector stated that unless there is a special Herd District designation, he believes the state Open Range laws apply. The Board believes our CC&Rs take precedence over the law and can be more restrictive. It will be the Developer's responsibility to enforce the covenants.

**Goats:** Goats remain prohibited within the LOC. In response to landowner complaints, the Developer has given the goat owner until June 30 to remove the goats from the community. Failure to comply will result in legal action.

**Letter / Newsletter to Landowners:** Following discussions about weed spraying, junk vehicles, and range issues, the Board has proposed the development of a Newsletter to be sent out by mail. The Board recognizes many landowners do not have internet access and may not be able to access the webpage for necessary updates.

**Road Update:** Richard has been in contact with the Road Committee. The 310 permit has not been completed yet, but with the heavy Spring runoff, culvert work cannot start yet.

Sharon provided an update on the roadwork. Work has begun on Rocky rd. adjacent to the BLM land. They are widening a section and cutting back some slopes. Culverts will be installed and ditches shaped to improve drainage (per engineered drawings). The road will reopen after inspection on May 8, unless something changes. Culverts will also

be installed on Shields Lane to address an active spring that crosses the road. Crews will also be adding gravel to LePage and Rocky road.

### **Roles & Responsibilities for LOC Directors & Officers**

Discussion about identifying the specific tasks held by the various directors and president on the Board. We need to memorialize these duties in anticipation of the Annual Meeting and developing a strong transition for newly elected Board Members. This may be a great topic for an upcoming newsletter as well.

### **LOC Post Office Box Update**

The existing PO Box is in a former Board member's name. To keep the same mailing address, we need to switch whose name is on the box or look at other options. We cannot use a mailbox at Rocky Road entrance without a physical address in the community. Sharon suggested we use one of Mark's lots and get a box assigned instead of having to rely on a 40-mile round trip to check for LOC mail. The option will be explored further. In the meantime, we will need to identify all the items that have our current mailing address, so we can make a smooth transition to a new address.

### **Webpage Updates**

Kim provided an update that the website had been updated to alert landowners that lien notices have been filed on delinquent assessment fees. Also that information on the Lewis & Clark Junk Vehicle program was posted.

**End of Meeting:** Mark moved to close the meeting; Randy seconded. All in favor.  
Adjourned at 7:02 p.m.