

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

June 7, 2023

Call to Order Richard Kollars called the meeting to order at 6:04 p.m. Mark Pieloch, Salina Hunter, Sharon LaFaver, Randy Trefry also in attendance. Kim Trefry present to take minutes.

Approve Minutes from May Meeting Richard moved to accept the minutes, Mark seconded. Meeting minutes approved (All in favor). Kim will post to the website.

Newsletter No email or other mail from the LOC community about the first newsletter. Discussion about the costs involved in sending out the newsletter, USPS or via email. Richard stated that not all landowners have internet access, so we should do both, if possible. Sharon suggested that we do both but offer those with a current email the option to opt out of future mailers. Discussion about when the next letter would be necessary. Probably will need something in July to outline the Board positions coming available, Director tasks, roles, etc. and when nominations are accepted. Will also be worthwhile to repeat information on when and where the annual meeting will be held. We may be able to include the live feed link by then.

Delinquent Dues Still no response from Ms. Lane or her attorney, despite repeated efforts to have a dialogue. Richard suggested we hold off on filing liens until after the next billing cycle (July). If they still don't comply, we can add those outstanding fees to the existing balances. Mark stated we should move forward now. It could be several months before liens are initiated if we wait a minimum of 30 days for a payment to show. Sharon motioned that the Board move forward and file liens against these Class B properties with outstanding fees greater than \$600. Mark seconded the motion. Vote carried, all in favor. Sharon will provide the legal descriptors of the properties and Richard will forward the information to the LOC attorney to initiate filing.

Covenant Enforcement

Goats Mark has given the landowner until June 30 to remove them from his property. He will initiate legal action after that date.

Roadway Encroachment A landowner on Eagle Canyon has been given an encroachment notice by the Developer that their fencing and at least one outbuilding are within the setbacks from the centerline of the roadway.

Horses The landowner associated with the loose horses has been issued a Cease & Desist by the Developer. Legal action will be initiated after June 30.

Road Update:

35 MPH Speed Limit Signs Randy expressed concerns that the posted speed is too high, and wondered if the LOC could be liable if an accident occurs. Sharon stated that a limit was needed to regulate drivers and that the area under discussion was under the

legal responsibility of the Developer, so the LOC would not be liable if something were to occur. Mark stated he would reconsider the existing posted speed. General discussion, everyone is in agreement that slower speeds reduce the wear and tear on the roads, there are blind corners and residents may be walking, horse riding or otherwise using the road and slower speeds are preferred. Slower speeds also reduce our liability within the LOC. Mark motioned to reduce the external speed limit signs from 35 MPH to 25, and post speed limit signs at 20 MPH inside the community. Randy seconded the motion, all in favor. The Developer is responsible for sign costs outside the communities, the LOC will pay for signs inside our boundaries. Randy will work on pricing signs and report back.

Update of LOC roadwork Salina provided an update for the work completed by Scratch Gravel. We owe \$63,000 for their grading, pulling ditches and 9 miles of rolling and packing. They had issues pulling ditches if gravel was placed afterwards. They cannot fulfill their promise to return in the Fall. Sharon moved to pay the existing bill, Salina seconded, vote was all in favor.

Wade Crittendon (of Road Committee) contacted Valley Sand & Gravel, and September works for them to finish spreading gravel and grading. Salina made a motion to get a bid from VSG, Randy seconded. Voted all in favor. They will focus on N. Fork.

Update of Developer roadwork Sharon stated that all of Rocky Road completed, BLM approved the work alongside their tract of land and granted the Developer a 50 year easement permit (never sought by previous developer). Shields Lane has been improved, culverts added. LePage improved as well. Work is now focused on Ordway. Some discussion about some rutted areas of Charbonneau from truck traffic. Sharon said they can bring in some additional gravel to hit rough spots. Randy mentioned Frazier is extremely rutted. Although it is a spur road, they will try to do some work at the base of Frazier as they continue past towards Ordway. Roadwork is scheduled to be completed around July 21. Cox Creek will be the next area of roadwork.

Mark commented that he paid nearly 1.1 million in road improvements last year, and is looking at a similar amount this year. He is not planning to spend any additional funds out of pocket for roads after this, with the exception of replacing the bridge next year. He will continue to clean up dump sites that he owns. Sharon added that the LOC will need to begin establishing a budget for ongoing road maintenance before the annual meeting. Richard commented that after the Developer has spent nearly a million dollars on the main loop roads, the LOC shouldn't have to rework nearly every road since they were done less than a year ago and are in less than satisfactory condition.

Drainage at N. Fork and Beaverslide Bids are needed to address the drainage issue in this area. The board will seek a bid from VSG to complete this work in September as well.

Website Board correspondence is now stored on the website. This will allow future directors to review historical correspondence, and to comply with requests for information.

End of Meeting: Sharon moved to close the meeting; Mark seconded. All in favor.
Adjourned at 7:30 p.m.