

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

August 9, 2023

Call to Order: Richard Kollars called the meeting to order at 6:02 p.m. Mark Pieloch, Sharon LaFaver, Randy Trefry, and Salina Hunter also in attendance. Kim Trefry taking notes.

Approve Minutes from July Meeting Richard Kollars moved to accept the July Meeting minutes. Mark seconded. All in favor. Kim will post the minutes to the webpage.

Delinquent Dues –

The LOC attorney filed 7 liens against Class B properties. Since the filing, the landowner (D. Lane) has agreed to sell the contracts to Mark Pieloch. The LOC attorney will file lien satisfaction documents in court once the purchases have been completed. There are still 3 active liens on Class A landowners.

Covenant Enforcement (Update by the Developer)

- **Goats** The Landowner remains noncompliant. The Developer is working with a company that will come in and capture and remove the animals in the next few weeks.
- **Horses** The land purchaser remains noncompliant. The property is being purchased by a private party. The Developer has notified the agents involved of several covenant violations that must be addressed either by the current or new owner.

Budget

- **277 Parcels = \$110,800 for the budget** (with 100% of assessments collected).
- Richard will work with Kim to provide projected numbers for 2024 and reports of spending.

Road Update:

- **Speed Limit Signs** The Developer has purchased the signs and materials to install throughout the two ranches. Salina will work with Todd (of the road crew) to identify optimal sign placement. The Developer's crew will install the signs.

Discussion about the need for additional signage (specifically STOP signs). It was agreed that based on Montana law, current signage should be sufficient. As long as the LOC maintains the existing roads, our liability is minimal.

- **Permitting for culvert replacement work on Charbonneau** Army Corps of Engineers is running way behind on reviewing and approval of permits.

- **Culvert Proposal by Valley Sand & Gravel** Proposal to install a culvert at N. Fork & Beaverslide. Work would occur around September. We will need to check our budget to see if this is feasible. \$33,000 already committed to the Charbonneau culvert project for this year. Mark stated that he will pay for gravel to help get this project completed.

- **Update of Developer roadwork** Mark has met with residents along Cox Creek Lane who are in the LOC. Discussed the need for culverts and road maintenance with them. Mark will be developing an agreement with these neighbors to help establish a donation to the family whose home recently burned down. In exchange for a donation by the families in the neighborhood, Mark will fund \$80,000 in road maintenance. He has also spoken to Mike Wirth, and obtained Mike's agreement to clear the burned lot for free.

Road crews will continue to use up the remaining gravel until late October or the weather stops them sooner.

2024 Bridge Project Mark and Sharon are working with engineers on the bridge replacement. There needs to be a determination on when the bridge replacement will take place. This work will close down all traffic on Rocky road for several weeks, requiring residents to enter and exit on Eagle Canyon. Work could occur either in early 2024, before Stickney begins flowing, or late 2024, after the creek has dried up again.

Richard stated that the alternate route to Eagle Canyon may not be good for driving during the first quarter of 2024 due to weather. He stated that late Fall is a better option. Salina and Randy agreed with Richard's perspective. Sharon will advise the engineers of the Board's preference.

Noxious Weed Spraying – Invoice still hasn't been paid. The Board needs to decide whether to pay the bill or not. Discussion determined that although the Board was not happy with the quality of the job done, the bill should be paid. All are in agreement that they will not use Nitrogreen services again.

Annual Meeting

- **Draft Agenda** Draft agenda was agreed upon, and who will speak upon the various topics
- **Elections & Nomination Period** After discussion, it was agreed that the volunteer/nomination period would begin on the Annual Meeting date (8/26) and continue for 15 days. Nominations will be closed on Monday, September 11. Ballots will be mailed out and landowners/purchasers will be given 30 days to return their completed ballots.
- **Live Feed** The live feed has been assigned and will be posted on the LOC webpage. It will also be included in the August newsletter being sent out.

Other Matters

- **Attorney Feedback** The LOC received a letter from a landowner stating that they had questions about the enforcement of covenants relating to improvements on his property. The Board brought the questions to the LOC attorney who advised that covenant enforcement is the Developer's responsibility. The LOC should hold "no opinion" on the matter.
- **Anonymous Complaint** The LOC received an emailed complaint that a truck was parked in Stickney Creek while it was pulling water (Driver had water rights, but should not have been parked in the creek). The matter was considered a "one time event" and was addressed with the driver.

Meeting Closed Mark moved to close the meeting at 7:02 p.m., Randy seconded the motion. All in favor. Meeting adjourned.