

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

September 13, 2023

Call to Order: The meeting was called to order at 6:14 p.m. Richard Kollars, Randy Trefry, Sharon LaFaver, Salina Hunter in attendance. Mark Pieloch absent. Kim Trefry taking notes.

Approve Minutes from Aug Board Meeting Richard moved to approve the minutes from the August meeting, Randy seconded. All in favor, motion passed.

Delinquent Dues –

Following a recent account report, there were questions regarding the status of payments coming in. Specifically, whether there are any landowners owing greater than the \$600 threshold that would initiate a lien, and whether there are any landowners on payment plans that are not living up to their agreed upon payments?

The discussion identified one new landowner who was in arrears over the \$600 threshold, and one payment plan that was not in compliance. Both have received a sufficient number of notices and should know their obligations. Richard moved to go forward with liens, Randy seconded. All in favor. Motion passed. Richard will go to the attorney to initiate the lien process.

Budget

Richard discussed the budget document provided at the August Annual meeting that proposes the LOC budget for 2024. He estimated that there will be approximately \$70,000 in carryover funds from 2023, after the existing road repairs are completed.

The group discussed the necessity of the dumpsters at the base of Rocky road. They are currently paid for by the Developer but will not be needed by him in the future. Sharon estimated that the Developer will use dumpsters through 2024. Does the LOC want to pay the fee for them to remain (approx. \$1500 for each full dumpster to be removed and replaced)? Richard suggested that the dumpster costs be brought before the members for a vote at the Annual Meeting in 2024.

Road Update:

Speed Limit Signs have been posted throughout the two subdivisions. Crews will also be placing several “Children at play” style signs as well.

Sharon provided an update on the road crew work. Stated they are currently working around July to Werner Dr. and are almost done. If there is remaining material and the

grader is still here, they will try to do some work on Frazier, but that will need to be addressed by the LOC as a priority for next year.

The group discussed both Frazier and Arrow drive being high priority projects for the 2024 budget.

We have received the permit for the culvert replacement work on Charbonneau. Just waiting for the contractor to get it on his schedule. Landowners should note that several piles of fill will be hauled to the area to be available when the work begins. Sharon will get the Developer's approval to stage the material on some of his land nearby.

The culvert work needed on N. Fork / Beaverslide is also ready to begin.

Water Rights

Following discussions brought up at the Annual Meeting, the Board has learned that water pulled from the creek (or even a well) may not be used for purposes outside those specifically stated in their water rights documentation. This may affect the road crew's ability to abate dust during road work. The Board recommends that landowners do their due diligence when it comes to water use.

Annual Meeting Wrap Up

There were approximately 27 persons in attendance at the meeting. After a small hiccup, the meeting was able to be broadcast on Youtube and has since been uploaded to the Board's website.

There were only a few nominations at the event. Richard Kollars, Randy Trefry, and Salina Hunter were nominated for re-election. One new landowner, Liberty Beecham also volunteered to run for the resident position. Salina and Kim completed ballot assembly and have mailed them all out. Returned ballots must be postmarked by Oct. 12 to be counted. Salina will arrange for a ballot counting date at the Accounting Firm. Randy will accompany her to observe the count.

Meeting Closed Richard moved to adjourn the meeting. Randy Trefry seconded. All in favor. Meeting ended at 6:39 p.m.