

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

October 4, 2023

Call to Order: Meeting called to order at 6:01 p.m. Mark Pieloch, Sharon LaFaver, Randy Trefry, Salina Hunter and Richard Kollars present. Kim Trefry taking minutes.

Approve Minutes from

- a) **August Annual Meeting**
- b) **Sept Board Meeting**

Mark moved to accept the August and September meeting minutes. Richard seconded. All in favor.

Delinquent Dues Update

The board reviewed several landowners with payment plans and confirmed that one landowner was not in compliance with their agreement. The board also discussed another landowner who has failed to pay their assessment fees and is now \$950 in arrears. Based in part on the number of notices that have been given to both, the board members agreed liens are the appropriate next step. Mark made a motion to file liens, Randy seconded. All in favor. Sharon will research the two lots and provide legal descriptions to Richard. Richard will provide all info to the LOC attorney to file liens.

Road Update:

- Developer Report: Sharon provided a comprehensive written report of Road Maintenance Costs to the board.

Material –	\$631,071
Trucking -	\$258,925
Equipment Rental -	\$68,451
Culverts -	\$7,061 (Rocky Road on BLM land and Shields Lane)
RipRap -	\$1,500 (Culvert project above)
Fuel -	\$11,214
Operators & Labor -	\$49,328
DNRC permit -	\$635
Total expenses:	\$1,028,187
Oversight @10% -	\$102,818
Total -	\$1,131,006

Road repair costs for LOC projects paid for by the Developer:

Road mix for annual maintenance	\$28,000
Road mix on Beaver Slide/North Fork	(invoice pending)
Trucking for Beaver Slide/N Fork	\$2,400

Road work began this season on Rocky Road where it crosses the BLM land. That road was never permitted by the previous Developer.

Shields Lane and LePage Road were completed while the equipment was in that area. From the BLM land they proceeded to complete Rocky Road to the junction of Eagle Canyon Drive/Spring Drive/Cold Water Drive. From there the plan was to move to Bratton Loop but it was still too muddy to take the heavy equipment on that road to improve it. The same was true for Fraizer Road and it has a much steeper grade for the end dumps to maneuver in those conditions. They did perform some work at the bottom of Frazier at the junction with Charbonneau Drive. They moved on to Ordway Road and completed that project. The fencing along portions of that road prevented the Crew from cutting ditches for run off as the fence was right on the edge of the road that measured approximately 14 feet in width.

After Ordway was completed, the Crew was directed to go over North Fork Road to Spring Drive and to Eagle Canyon Drive to the north entrance to the subdivisions. While they were there, they completed Lil Valley Road. From there, they moved to the junction of July Road and Eagle Canyon Drive and completed the road up to Mark's ECR Lot 121. The road from that point on is too steep for two-wheel end dumps and a grader is not adequate to prepare that road. A dozer will be needed to complete July Road going up over the top of the mountain and down to the junction with Werner Drive. An articulating truck will be needed to haul material for that steep part of the road.

After completing that part of July Road, they moved back over to complete Bratton Loop with the remainder of the material that was stockpiled in the pit. Then they started hauling material from Mike's Wirth's pit in Wolf Creek to finish North Fork Road from the junction with Spring Drive to the west boundary of Mark's 160 acres on the North Fork of Stickney Creek, then jumped over past the east boundary where North Fork Road connects with Beaver Slide Loop and finished the road up to the gate to Mark's main Ranch. Then they came back to finish July Road from the junction of North Fork Road to Werner Drive. They also put down some additional material on Charbonneau Drive on their way out to return the rented grader.

The roads that remain to be refurbished are Frazier Road, Arrow Drive, the portion of July Road between ECR Lot 121 and the junction with Werner Drive, Stickney Creek Road and Castle Rock Road. Twisted Pine Way has not been traveled over the past few years and remains in good condition.

The Developer will complete Stickney Creek and Castle Rock Roads next season, which leaves Frazier Road, Arrow Drive and the portion of July Road going over the mountain for the Board to manage going forward.

Culvert replacement work on Charbonneau Sharon stated Contractor Mike Wirth is beginning on Cox Creek work first, then will start on Charbonneau.

- Culvert work on N. Fork / Beaverslide Salina stated that work on Beaver Slide will begin tomorrow, should be finished on Thursday or Friday. She will post on local Facebook group about road work/closure.

-Purchase or Rental of Road Grader (Mark) Mark had suggested the LOC consider rental of a road grader and finding an independent contractor to perform annual road maintenance. Cost savings could be significant because we would have control over how long the machine is rented. Richard commented that this could be a gamble, hoping to find the right skill set in the time needed. Randy discussed advertising in the community Facebook groups to see if there is any interest in this work. Need to decide before Spring to lock in the rental and work period. Sharon added that rentals should be locked in by January 1.

Mark made a motion to move forward to explore options. Randy seconded, all in favor. Randy volunteered to research the operator costs/options needed to proceed.,

Response to Letter from Landowner (Charlotte Jones) Jones expressed concerns about the election of directors involving Class A and Class B landowners. She also asked if Missouri River Properties was still an active corporation. Although her questions were vague, the board agreed that we cannot give legal advice regarding the bylaws. Richard will respond and encourage her to seek legal advice on her own.

Other Matters? Status of the election? Kim and Salina stuffed and mailed out all ballots with a postmark requirement by October 12. Salina and Randy were scheduled to go to the accounting office on the 17th to observe the ballot count. Once completed, results will be posted on the website and on the community Facebook page.

Meeting Closed Mark moved to close the meeting, Richard seconded. Meeting ended at 6:32 p.m.