

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

December 6, 2023

Call to Order: Richard Kollars called the meeting to order at 6:01 p.m. Mark Pieloch, Randy Trefry, and Sharon LaFaver also in attendance. Salina Hunter was not able to attend the teleconference. Kim Trefry taking minutes.

Approve Minutes from November meeting No changes to the minutes as presented. Richard moved, and Randy seconded to accept the minutes as is. All in favor. Approved.

Replacement of entrance sign(s) Damage has become noticeable on both entrance signs and they will need replacement. Sharon will contact the vendor from the previous job and provide the Board with cost estimates. The Developer will pay for the “Announcement” signage, the LOC will need to cover costs for the entrance sign.

Additional discussion about the need for a community posting area. Should posts be approved by the board?

Road Updates:

- Cox Creek Lane – work has been completed by Mike Wirth. Did a fantastic job. Neighbors in the community will share future costs to maintain the road. Additionally, in exchange for the Developer paying for the roadwork, neighbors all committed to paying \$2,000 to the family that lost their home from a fire earlier this year. Mike Wirth also contributed \$4,000 to the family’s rebuilding efforts.
- Culvert replacement work on Charbonneau – work has not commenced yet. Needs to be completed before Spring runoff (while the creekbed is dry).

Grader Purchase –

-Purchase or Rental of Road Grader- The Board discussed the possibility of purchasing a road grader for ongoing roadwork within the community. Randy recommended against the purchase due to the number of months of inactivity which can be bad over the lifetime of a piece of equipment. Other concerns included the unknown cost of repairs, insurance, etc. The Directors agreed that the purchase is not practical at this time.

Discussion about renting a grader and hiring an operator instead of using an independent company. Mark pointed out that the costs are known in advance (for budgeting purposes), no storage or repair issues. Randy has a commitment with a

rental company for first week of June. Insurance is required, can be covered by the rental company. Sharon will research insurance costs. Randy will put out an advertisement for an operator. Hourly rate is based on experience level.

Sharon mentioned that we may need to find a separate hauler for the gravel needed to be placed on the roads in conjunction with the maintenance. Mark stated that Mike Wirth has better (drier) road mix than Helena Sand & Gravel provided.

Newsletter The Board recommended a last newsletter for the year to seek feedback from LOC Community, regarding the equipment rental and hiring an operator, as well as to address concerns surrounding trespassing and whether a gate at the entrances would help.

Kim has provided a draft for the Board to review. Mark moved to approve and send out the newsletter, Sharon seconded. All in favor, approved.

Other Matters? The Board received an email from a landowner requesting various budget documents. Kim will research where they may be available and draft a response.

Mark asked for financial reports for the year end to see how many landowners are still outstanding on their assessment fees.

Meeting Closed Richard moved to close the meeting at 6:50 p.m. Mark seconded, all in favor. Approved. Meeting ended.