

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

January 10, 2024

**Call to Order:** Richard Kollars called the meeting to order at 6:05 p.m. Randy Trefry, Mark Pieloch, Salina Hunter and Sharon LaFaver were also in attendance on the call. Kim Trefry taking minutes.

**Approve Minutes from December meeting** Richard moved to accept the minutes, Randy seconded the motion. All were in favor. Minutes approved.

#### **Road Updates:**

**Bid for rock on Arrow and Frazier from Mike Wirth** Randy provided an update. He has left another message for Mike, and is still waiting for a response.

#### **Road Grader Rental / Operator–**

Rental- Randy reported that the grader has been scheduled for arrival on June 3. Cost will be approximately \$8,000.

Hire independent operator – Randy reported that three people responded with interest in working the roads on the rented grader. One candidate has a bid in for \$70/hour, has liability insurance and has the ability to haul fuel to the grader. Randy will draft some interview questions and interview the interested parties.

Liability Insurance - Mark added that Lewiston Rentals also offers an insurance policy for 10% of the rental cost (\$800)

Richard suggested we research whether we can run an account in Cascade for the red diesel necessary for the grader.

**Replacement of entrance sign(s) & Community Board** Richard believes that due to sun damage and weather exposure, it is time to replace the entrance signs. This will also be an opportunity for the Board to reword the existing message and address the trespassing issue. Sharon will email out final draft language for the Board members to agree upon before ordering replacements.

Sharon also added that the Developer's Signs are also being updated and replaced and have already been ordered.

**Entrance Gate Discussion** The LOC email received both positive and negative feedback regarding the installation of gates at the entrances\*. Richard commented that one solution to an electric gate would be to issue gate openers (similar to garage door openers) to each landowner. Mark suggested a code that could be changed annually. Richard also discussed the need for the gates to be accessible to first responders in the event of an emergency. Sharon suggested that further research take place (prices, options) and that the Board present these findings at the annual meeting of the members. Since the meeting typically occurs in advance of hunting season, it could help address the trespassing concerns before next season's hunt. [\*Excerpts of these emails are included at the end of the minutes]

**Financial Update** Richard reported on the LOC bank account, stating that there is currently a surplus of approximately \$70,000, but adding that some of that is committed to road maintenance and other costs. Salina will contact the accountant and confirmed that the next set of assessment invoices were sent out today (1/10/2024). Richard confirmed that there are liens files on three properties: Lots #74, 76, and 151.

Sharon commented that we need to consider a formal process for approval of invoices at our monthly meetings. Discussion about whether this could delay timely payment. Mark suggested that monthly business expenses should be able to be paid without delay, but that larger one-time expenses should require a vote for approval (\$5,000 baseline).

**Landowner Access to Board Meetings** Following an inquiry by a landowner, the Board members discussed how to invite, schedule and provide an opportunity for landowners to be heard during meetings.

Richard stated that per the bylaws landowners need to send a note to the secretary (via the Board's email or regular mail) with their topic of discussion. He also added that the Board needs to recognize certain topics (Hardship requests) need to remain confidential and can be scheduled for closed session at the end of a meeting.

Mark recommended that the Board adopt a specific time limit for speakers, adding that three minutes is typical in most cases.

General discussion among the board members agreed that a specific topic should be identified in advance, attendees can remain on the call and listen to agenda items under discussion but cannot speak freely and interrupt board business. Additionally, landowner items will be placed at the beginning of the agenda to allow the speaker to drop off the call as soon as they are done with their item (if they choose to).

Kim will get the meeting information added to the LOC webpage.

**Meeting Closed** Mark moved to close the meeting. Richard seconded. All in favor. Meeting ended at 7:06 p.m.

## **Emailed comments:**

To the Board,

I am in agreement that gating access to the LOC would be beneficial, however if done improperly this would not assist in securing anything. A chain or gate that is manually opened and closed would not serve the purpose since there are older individuals and some with health issues that may struggle to open it but may not close it and assume the next individual will when they come thru. Which would defeat the purpose if we spend time and energy in this worthwhile aspect it should be as uncumbersome as possible. A solar powered battery operated gate with pass code or chipped cards that allows access would be ideal in my opinion.

You have no right to put in gated access to the Eagle Canyon. You illegally added our neighborhood to your existing LOC. You have made living here difficult by moving neighborhood meetings so far away as to cost too much for many of our residents to attend them. You've forced certain of my neighbors to remove their LEGAL FENCES. You threaten our lands with aliens for ILLEGALLY RAISED road maintenance fees calling them HOA dues in order to try to prove we desired to be part of this illegal LOC. "Insinuated compliance," right?! No. We signed nothing and have no intention of complying with your further intentions of interfering with our daily lives. You will not put gates at the entrances to Eagle Canyon. If you do, this too will be addressed in court.

I think it's a really good idea to put a solar powered gate at the entrances. My preference would be that the gate opens via a keypad, codes or a swipe card. Having the ability to give a temp code to a guest or contractor would be ideal.

This would help with being accessible for older residents, as getting out of their vehicle to open a gate could be problematic.

Also, if the garbage bins were moved to the inside of the gate would also help stop nonresident/nonlandowner dumping.

Good afternoon, I would prefer not to have gates or chains on the entrances to the neighborhood. I don't feel there is a security concern as indicated in the newsletter. Window stickers or LOC passes that hang from the mirror would be a better way to identify landowner vehicles. I don't want to deal with the gate when entering and exiting the neighborhood or have to be present for my Propane and Septic service vehicles that come on and off the subdivision. Roll down your window, smile, wave and chat, that's the best way to keep undesirables out.

We are new to the LOC but are concerned about people wondering around our property. We don't think there has been anyone but honestly are not on the property to often. I would not mind having to power gate but since we have several different people accessing the property from different locations there would need to be a pass code.