

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

February 7, 2024

**Call to Order:** Richard Kollars called the meeting to order at 6:00 p.m. Richard, Randy Trefry, Salina Hunter and Sharon LaFaver were in attendance. One landowner, Liberty and Eric Beecham joined the meeting. Kim Trefry took minutes.

**Approve Minutes from January meeting:** No changes to the minutes. All in favor, minutes approved.

**Landowner Input:** *Landowners have the right to speak. This period is devoted to comments from landowners and discussion of those comments. During this board meeting, the board may or may not take action upon a matter brought up by landowner input. If no action is taken during the board meeting, the board may place the topic on the agenda of future meetings.*

Liberty asked about the enforcement of the covenants and the Developer's role. Richard explained the differences between the bylaws (the Board's governing doctrine), and the CC&Rs (enforced by the Developer). Richard also emphasized that while Mark and Sharon are on the Board, their primary role is to represent the LOC's interests. Liberty thanked him for the clarification and stated that she was attending the meeting to "listen and understand."

**Road Maintenance:**

**Bid for rock on Arrow and Frazier from Mike Wirth** Randy reported that he had received a bid from Mike Wirth and has forwarded it via email to all the Directors to review.

**Road Grader Rental / Operator—** Randy reported the results of the search for an independent equipment operator to work the roads using rented equipment. There were three interested parties initially. However, when he followed up with the candidates, only one, Tyson Hunter, carried his own liability insurance and had the ability to transport fuel to refuel the grader. A second candidate did not have insurance or the ability to transport fuel and was limited to experience on much older equipment models. The third candidate failed to respond when recontacted.

Richard moved to accept Tyson's bid to work the roads this year. Randy seconded. All in favor. The motion passed.

Randy stated the LOC will still be purchasing insurance through the equipment rental company for the grader. A motion was made for this expense. All in favor, the motion passed.

Salina stated that she will forward a copy of the operator's license and insurance to the Board for their records.

### **Stickney Bridge Construction**

- **Landowner Notice** Sharon confirmed that all landowners have received notice about the upcoming bridge construction. She added that the work will begin with removing the old bridge and pile driving, so this shouldn't be affected by the weather. As long as the creek remains dry, the drive around access will be available for first responders to use. She will notify the Sheriff, Fire and other agencies of the pending work. Richard expressed some concerns, now that the snows have begun, stating that the back route has been slick.

Salina brought up the fact that the culvert work has still not begun. Sharon stated that the contractor, Mike Wirth is in the process of hauling his rock crushing set up to Mark's Castle Rock location. Mike will need to remove some dirt/rock from some of the sharper turns on his route to this location, so he can get the lowboy in safely. Sharon believes once this work is completed and the rock crusher is in place, Mike will be working on the culvert replacement. The question was brought up about age of the permit granting this work. The permit is good for another year.

**Other Road Issues** Salina asked that landowners use more caution when driving near the snow plowing activity. She emphasized that the plow has limited mobility and cannot always backup or move over to allow traffic to pass. In short, drivers need to yield to the operator.

### **Board Leadership –**

- **President, Director Roles** Salina brought up the fact that Richard (existing President) will be ending his term in 2024. Unless he chooses to run for a board position again (and is re-elected), the Directors need to consider who will take the lead going forward. She suggested since Randy is currently in the 3-year role, that he be the 2024 President. Randy said he's willing to accept the role and would shadow Richard to learn the responsibilities specific to this position.
- Sharon reminded the Directors that in previous years, the President, Secretary and Treasurer were nominated and voted upon for their positions.

**Financial Expenditures & Approvals** Sharon expressed her concerns about expenses being paid without full board approval in advance. Richard thought this was covered adequately during the previous month's meeting but stated that only expenditures over \$5000 needed discussion and approval in advance. Liberty asked if there are many expenditures over the \$5000 threshold? No, typically only roadwork. Other vendors (banking, accounting, etc.) are approved along with the budget.

Sharon also brought up the inability to reimburse the legal budget item when liens have been fully satisfied. Richard believes we lack the authority to collect legal fees within our existing bylaws. Sharon offered to research this issue further and report back to the board at the next meeting.

**Meeting Closed** Richard moved to close the meeting at 6:38 p.m. Randy seconded the motion. All in favor. Motion carried.