

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Agenda

April 10, 2024

Call to Order: Richard Kollars called the meeting to order at 6:00 p.m. In attendance: Randy Trefry, Mark Pieloch, Sharon LaFaver. Salina Hunter was not present. Kim Trefry taking notes.

Approve Minutes from March meeting No changes were made to the draft minutes. Randy moved to accept the minutes, Mark seconded. All in favor, motion passed. Minutes will be posted on the website.

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.*

No members attended the conference call.

Lien Filings –

- Sharon asked that that *attaching attorney fees to the filing and release of liens* be placed on the agenda for discussion. Richard commented that without modification to the existing bylaws, the LOC can not collect attorney fees. He also pointed out that the Developer has the ability to be reimbursed for attorney fees in the covenant enforcement process. Sharon disagreed and believes that attorney fees can be collected by the LOC for lien processing. Richard pointed out that the LOC attorney has stated that he does not agree with Sharon's position. No further comments were made.
- Nicholas Cliffords lien (Lot 151) When Cliffords paid off their land, they did not go through a title company, and the lien was not addressed. At this point, we believe the Lanes are responsible for clearing the lien.

Road Maintenance Updates:

Bridge Completion The bridge work over Stickney Creek (paid for by the Developer) has been completed and is fully usable. Richard commented that there is dirt laid over the bridge structure and it is already developing "washboards." Sharon advised that the

low temps prevented the construction crew from placing any asphalt. It is anticipated that the crew will return and lay asphalt from the approach on both side, as well as over the top of the bridge at a later date. Sharon added that it will not be necessary for Tyson Hunter to grade the deck of the bridge in June.

Charbonneau Culvert Work / Invoice The culvert replacement project has been completed. The Board needs to approve of and pay the invoice. Randy moved to pay the invoice, Mark seconded. All in favor, motion passed. Richard will get Mike paid.

Road Grader Rental – Insurance Randy stated that the LOC will need to pay an additional fee to purchase insurance in the event there is damage to the equipment. Everything is still scheduled to be delivered June 3.

Randy expressed concerns that with this season's light snow and rainfall, there could be an increased risk of fire. Richard did not think it would be a concern in June.

Update to Developer's roadwork for 2024 Sharon provided the Board with the Developer's draft of roadwork that he will be performing on some of the roads approaching his lands (Stickney Creek, Castle Rock) and some rock blasting that may occur on narrow sections of Charbonneau to allow large pieces of equipment to get to the back of the development. Sharon stated she has been in contact with the specific landowners that may be impacted by the projects. The Developer will be sending out a general notice to all landowners when road closure dates are known.

Annual LOC Meeting Date – August 24 was suggested for the next Annual Meeting date at the last meeting. Richard moved to set this date, Randy seconded. All were in favor, the motion passed. Mark will contact the hotel in Helena to secure the meeting room.

Meeting Closed Richard moved to close the meeting. Randy seconded. All in favor, motion passed. Meeting adjourned at 6:16 p.m.