

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

June 6, 2024

**Call to Order:** The meeting was called to order at 6:04 p.m. Randy Trefry, Salina Hunter, Sharon LaFaver, Richard Kollars, and Mark Pieloch in attendance. Kim Trefry taking minutes.

**Approve Minutes from May:** Richard moved to accept the minutes. All in favor. Minutes were 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.*

Landowner Comments – There were no landowner comments

**Road Maintenance:**

Recent Heavy Rain Issues – Richard discussed the flooding and erosion that occurred on Spring road. Salina brought up that there was water over the road at the low end of Floyd as well. Discussion about the need for a culvert at Floyd? Salina stated the flooding event was rare, but we may need to cut a deep ditch for water runoff.

Bratton Loop Spur – Salina said that Tyson was able to pull a lot of base rock into some of the deeper areas, but lots of exposed rock needs to be capped. Mark asked if we need more rock, and Salina said it would certainly help the issue. Tyson used his own time/equipment to make some minor repairs to help the situation for now. Further discussion determined that the area would need several hundred yards of material to effectively improve the road condition. The group decided to focus on Frazier, Arrow and the Spring drive culvert issue for now. This effort may need to wait until the 2025 budget is drafted and approved.

Spring Drive Culverts – Salina provided an estimate of the working costs to repair the upstream side of the culverts. (At least 3 loads at \$400/load) Mark moved to approve spending of additional funds (5 loads at approximately \$2,000) for the rock on this area. Richard seconded. All in favor. Motion passed.

Salina provided an update on the annual road maintenance that is currently taking place. She stated that the grader is skipping some areas that are well packed, crowned

and cutting ditches where needed. Without the water truck or rolling, it is better to leave some areas alone. Richard moved and Randy seconded to allow the grader operator the flexibility to skip areas based on his best judgment. All in favor. Motion passed.

### **LOC Financial Status:**

Salina is still waiting for reports from the accounting service and will report back.

With rising costs in fuel, materials, and rentals, Richard believes we may need to consider increasing annual assessment fees to meet the LOC's obligation to maintain our roadways in the future. He also recognizes the landowners are experiencing increases in their personal budgets (increases in fuel, groceries, property taxes, etc.) He suggests the Board consider a 10% or \$50 increase to minimize the financial impact to landowners. Mark also stated that road materials have increased from \$24 to \$28/ton alongside rising gas prices. Salina stated that if we do enact a fee increase, we need to wait until 2025, so we can time it with the next assessment rollout.

Sharon will work on gathering equipment costs for next year's work, so we have those figures to insert into our future budgeting.

### **Annual LOC Meeting Date** – August 24

Kim will draft language and send out post card notifications to all landowners.

**Meeting Closed** – Mark motioned to close the meeting. Randy seconded. All in favor. Motion carried. Meeting ended at 7:15 p.m.