

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

September 11, 2024

Call to Order: Randy called the meeting to order at 6:00 p.m. In attendance: Randy Trefry, Salina Hunter, Mark Pieloch, Richard Kollars, Sharon LaFaver. Kim Trefry taking minutes.

Approve Minutes from August: Mark made a motion to accept the August minutes, Salina seconded, all in favor. Motion passed.

Road Maintenance:

- Update from Developer on Stickney Bridge work, other work – Sharon stated that some equipment had been moved in to begin work on the concrete cap for the bridge. A modification to the bid had paused the activity, but should start up again. Crew will work thru inclement weather. Mark emphasized that no landowners should be using this entrance during the project.
- Culvert maintenance – Discussion about inspecting and clearing culverts throughout both developments. Richard commented that culverts on private property may require permission from landowners. Mark stated he will clear culverts on Ordway since they are within his property boundaries. The Board will need to gather bids for work in Fall 2025, with a goal to complete in October.
- 2025 annual road maintenance – Discussion about putting the operator job out to bid again (with the LOC renting the grader separately). Only two people bid last time, didn't seem worth the efforts to advertise it. All directors were happy with the work completed by Tyson Hunter. Mark made a motion to offer the job to Tyson before going out to bid. Randy seconded the motion. Salina will ask if he's interested in this job next year. Suggestion to reserve the grader a month earlier so we can take advantage of the wetter weather to grade roads. Richard moved that we wait to decide until we hear back from Tyson before determining whether to bid out the job. All in favor, motion carried.
- Additional discussion about the work approved to help pay for a portion of July road. Sharon stated Mike Wirth has been hauling gravel, and the crew is jackhammering rock to widen portions of the road. The overall costs to the Developer are in excess of \$50,000. The LOC share is only 10% of the overall cost.

Director & Officer Insurance: Sharon asked to revisit this item. (Background: After a previous legal matter between the Developer and some board members that resulted in a legal payment, the LOC Board has been reluctant to pay the resulting higher costs for this insurance). She expressed concerns that although the LOC has an attorney for

certain matters, the directors may still be individually liable in a lawsuit. Mark agreed that Director & Officer coverage should be explored once again. Richard clarified that the LOC attorney is responsible for the LOC as a corporation, not the individuals on the board. Richard agreed to find names of those that can offer these services.

LOC Finances:

- Update on Volunteer Fire Agency Donations – Donations of \$500 sent to both the Wolf Creek/Craig VF and Dearborn VF. The LOC received a Thank You note from the Dearborn VF.
- Vote on Assessment Fees – Following a discussion started at the Annual Meeting in August, the Directors revisited the existing Assessment Fee structure and the budget and determined that a fee increase is necessary to maintain the roads in their current condition. Costs for gravel, fuel have increased each year. Reinstating D&O insurance again will also impact overall annual costs. Salina reminded the Board that in previous years, the Board had discussed reducing fees once roads were brought up to a better condition. Also, since wages have not risen in concert with other costs, this could result in additional hardships. Richard suggested an increase of \$15 per half to minimize the financial impact to landowners, but help keep the budget in the black for future roadwork. After much discussion, the Board voted to increase fees \$30 beginning in 2025.
- Status of Landowner Assessment Fees, Accounts in Arrears
 - Letters sent to all landowners of \$400 or more in arrears – Salina will request a new report from the accounting firm to see where we stand.

Annual Meeting:

- Many positive comments from landowners in attendance.

Elections

- No additional nominations were received. Current Nominations: R. Kollars, S. Hunter
- Mail out ballots by 9/13/24
- Ballots returned, postmarked by 10/12

Landowner Input: No landowners in attendance

Meeting Closed: Mark motioned to close the meeting at 6:46 p.m. Richard seconded the motion. All in favor, motion carried.