

## Eagle Canyon and Missouri River Ranches

### LOC Board Minutes

October 9, 2024

**Call to Order:** Randy Trefry called the meeting to order at 6:01 p.m. Salina Hunter, Sharon LaFaver, and Richard Kollars also in attendance. Kim Trefry taking minutes,

**Approve Minutes from September:** Richard motioned to accept the minutes, Salina seconded. No changes. All in favor. Minutes accepted.

#### **Road Maintenance:**

- Update from Developer – Sharon provided an emailed summary of all the Developer’s road maintenance and other improvements to the community. [Full text is inserted at the end of this document.]
- 2025 annual road maintenance – The Board discussed the rental of a grader again for next year’s annual road maintenance. Salina was quoted \$13,000 for a month rental unless the company offers the LOC the same discount as last year. The Board also agreed that the rental will need to be scheduled for mid-May to take advantage of the wetter weather since we don’t have a water truck.
- Salina also reported back that Hunter Home Improvements is interested in doing the work again, Tyson will need to drive all the roads to estimate the number of hours he’ll need and any other needs specific to road sections. He will work up an estimate for the Board.
- Sharon suggested the Board add new roadwork to sections that are in need, including sections of Bratton Loop. She also stated that the standard grader is too large to perform work needed on July road. We will need to investigate if there is a smaller version of equipment that can operate on the narrower road.
- Richard provided the Secretary (Kim Trefry) with an emailed copy of our permit from Lewis and Clark County for the culvert work on Spring Drive. If the culvert blows out, the LOC will need to obtain a new permit to perform any replacement work in the future.
- Randy received an invoice from Mike Wirth for the LOC portion of the work performed on July road (\$5,000). The Board agreed to submit for payment, since this had been voted on and approved at an earlier meeting.

**Director & Officer Insurance:** Sharon has begun researching this, but because of the earlier claim, has not found a provider yet. Richard clarified that the LOC attorney cannot represent individual board members, his duty is to the corporation.

## **LOC Finances:**

- Status of Landowner Assessment Fees, Accounts in Arrears – Salina received an updated report from the accounting firm and noted that there were two landowners who had previously been granted payment plans and neither have honored their commitment. Both are over the current \$600 threshold for lien filings. Sharon made a motion that the LOC proceed to file liens on these two properties. Randy seconded, all in favor, motion passed.

**Landowner Input:** There were no landowners in attendance.

**New Business:** There was no new business

**Meeting Closed:** Salina moved to close the meeting, Richard seconded. All in favor.  
Meeting ended at 6:37 p.m. **Missouri River and Eagle Canyon Ranches**

## **2024 Developer Road Work**

The season started early the week of March 10 with the bridge construction and that project was completed the first week of October with the concrete deck and asphalt pavement. The Crew will be painting the underside of the bridge this month and Paul will be touching up the sections of road that lead down to the high water crossing from where the asphalt ends. The entrance to Rocky Road coming off the highway was also repaved. The final costs for the bridge and asphalt will be approximately \$243,540.00.

The road projects this season entailed a complete restoration of several roads in the subdivisions that had not had any road work performed on them for many years, if ever. It was decided to develop a gravel pit at the back of the subdivisions for this season's projects to minimize excess travel over the roads coming in from the entrance to the subdivision. The Crew started excavating the gravel pit in April and widened the 2 corners on Charbonneau. They brought in material to Stickney Creek Road and portions of Castle Rock Road from MR 95 to build a solid base before putting down the newly crushed road mix.

They completed the pad for the crushing equipment and gravel pit in May, completed the widening of Charbonneau at the hairpin turn and blind corner, cut back brush and trees on Castle Rock and spur roads plus Stickney Creek Road, drilled and blasted several locations on Castle Rock Road and cleared blow down trees for Jeff to be able to excavate and widen Castle Rock Road plus spur roads coming off that road and Stickney Creek Road. There was some road work performed on the spur roads that give access to several properties situated off Beaver Slide Loop as they moved over to Werner Drive.

Werner Drive has been opened up and widened and July Road was completed by the end of September in the same manner as the other roads by clearing and widening, then bringing in the road mix. A mini excavator with a hammer was used to break down

all of the locations where rock outcroppings were protruding into July Road rather than blasting due to the danger of fire.

They also installed two culverts on Cinnamon Bear Road, one culvert on Castle Rock Road and one culvert on Stickney Creek Road.

The following are estimated costs for these projects based on past invoices. Some of the work overlapped with other projects, ie; when Paul excavated a place for Mike Andrews to back in a truck to load it with the items he plans to move out. That may have taken a couple hours to complete and he will reclaim that area once Mike has finished moving.

Equipment, fuel & labor:	420,775.00
Road mix:	585,760.00
Bridge:	243,540.00
Total:	<b>\$1,250,075.00</b>