

Eagle Canyon and Missouri River Ranches  
LOC Board Meeting - Minutes  
December 11, 2024

**Call to Order:** Meeting called to order at 6:02 p.m. Mark Pieloch, Salina Hunter, Randy Trefry, Sharon LaFaver, and Richard Kollars in attendance. Kim Trefry, taking minutes.

**Approve Minutes from November:** Randy made a motion to accept the November minutes. Mark seconded. All in favor, motion carried.

**Road Maintenance:**

- **Annual Maintenance** – Hunter’s Home Improvements provided a bid for the 2025 roadwork:

Road Grader Rental -	\$9,000
Grader Operation - 160 hours @\$80/hour =	\$12,800.00
Fuel cost, pickup and delivery	\$1500.00
Total	\$23,300.00
- Mark moved to accept the bid, Randy seconded. All in favor, motion carried. Richard noted that we need to still get a quote for the road materials needed for some of the spur roads. Mark stated we should expect to pay \$28 - \$30 per ton to haul into the LOC. Salina stated she has tried to get a bid from Wirth, but hasn’t received a reply. Sharon stated she will reach out to Wirth for costs. Richard added that 6” of material will be needed for unimproved areas, while likely only 2” on the improved roads.
- **Landowner comments**
  - 1) **Linda Greaves’ post on local Facebook page about temporary signage to slow traffic.** The Board discussed the matter, no one is on the Facebook page to know what was posted. Kim provided a brief description of the photo, showing “Please slow down” signage and bumpers across the road on Charbonneau near the sheep pens. Salina stated that the landowner only sets up the signage when he is actively working his sheep and may need to cross the roadway. She stated the signs are not in place permanently. Salina offered to speak with the landowner directly to ensure the signage is placed in areas that do not adversely affect drivers, but provide sufficient notice upon approaches to his property lines. Kim will relay the Board’s discussion to Linda via the same Facebook page.
  - 2) **Roy McFarland contacted the Board about private vehicles parking alongside the community roads.** Speculation is that the drivers may be trespassing into the LOC to access hunting lands. Richard commented that everything within the LOC is considered private property and visitors must carry written permission to access lands. He recommended that landowners who

suspect trespassing is taking place, take photos of the vehicle (with license plate) and share the information with the local Game Warden/Fish & Wildlife and/or the sheriff department. Sharon commented that the local warden has been very responsive to our requests thus far. Mark added that he has reported suspected trespassing violations. Kim will post a Public Notice to encourage landowners to report violations.

**Director & Officer Insurance:** Sharon sent out an application for a potential carrier for D&O insurance. However, there is requested information that pre-dates her time with the Board, and will need someone else to address. Richard recommended that Salina bring the document to our accountant to obtain the financial and membership details. The application may also need to be reviewed due to the previous lawsuit questions.

**Legal Opinion re: Foreclosure Issues:** Richard reported that the LOC attorney has received Mark's letter regarding his desire to start foreclosure proceedings on properties within the LOC that have failed to meet their assessment payments. No response to the matter yet. Richard will follow up.

**New Business:** Sharon has been researching obtaining water right with the DNRC. She believes we may be able to lease water rights for road construction. Richard stated he believes it must specify Dust Mitigation. Richard stated the issue needs to be further clarified, but it may be worth the LOC's effort if we can get water on the roads during annual grading efforts.

**Meeting Closed:** Randy moved to close the meeting. Mark seconded the motion. All in favor, the motion carried. Meeting ended at 6:47 p.m.