

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

January 8, 2025

Call to Order: Meeting called to order at 6:06 p.m.GMT Mark Pieloch, Salina Hunter, Randy Trefry, Sharon LaFaver, and Richard Kollars in attendance. Kim Trefry taking minutes.

Approve Minutes from December: Mark made a motion to accept the minutes from the December meeting. Richard seconded. All in favor, motion carried.

Road Maintenance Updates:

- **Road base and hauling costs** – Salina reported that she had heard back from M. Wirth. For the material needed on the Bratton loop, estimate is 1200 tons of 1 ½ “ roadbase at \$29/ton (hailed) at a cost of \$34,800. She noted that this is only about \$1 higher than last year. For the rest of the community road maintenance, estimate is 600 tons of road base, for a total cost of \$17,400. Combined cost for materials is estimated at \$52,200. Combined with the bid for the grader and operator, looking at \$75,500 for our road maintenance budget for 2025. It should be noted that this total does not include any culvert cleanout or replacement work that has been discussed. Someone commented that there is an additional culvert located at the Bratton work site. The culvert is cracked and will need to be replaced during the project.
- Sharon asked which main roads will be targeted this season? Richard stated that more material is needed on Charbonneau (near the sheep property). Mark made a motion that we ask M. Wirth to honor the cost/ton price he’s quoted if we discover that we will need more road material than initially estimated. Salina seconded the motion. No discussion, all in favor, motion carried.
- **DNRC water rights** – Sharon had previously provided the Board members with information to consider leasing a water right. She has advocated for water to be used on the annual maintenance areas to help compact and keep the road improvements in place. Richard commented that if the water lease doesn’t specifically indicate it can be used for Dust Mitigation, it won’t help us. Further discussion, no decisions made.

Director & Officer Insurance: Status of application? The matter was forwarded to the LOC attorney to assist with completing the application. We have not received a response on the matter to date. Richard estimates it could take a couple months to complete.

Legal Opinion re: Foreclosure Issues

The LOC attorney has not provided the Board with a response on this issue. Mark has requested the accounting firm provide the Board with a status of all assessment fees paid and outstanding. The Developer plans to pursue via his attorney and at his sole costs to collect legally Past Due LOC dues that are \$800 or greater in value starting in early 2025.

New Business: Mark spoke about the work he is doing as the developer and landowner at the Ordway logjam. His crew has cleaned it up and he has a joint application with the Army Corp of Engineers to install a new crossing. Mark provided an update on the purchase of Mike Andrews' two properties. Although Mike has moved several loads of personal items and some goats, many still remain beyond the promised move out date. Mark will begin eviction proceeding in April if he does not vacate the property. The Brand Inspector will be contacted to eradicate any remaining goats.

Next month meeting date: February 5

Meeting Closed: Mark moved to close the meeting. Salina seconded. All in favor, motion carried. Meeting closed at 6:28 p.m.