

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

February 5, 2025

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

**Approve Minutes from January:** Randy moved to accept the minutes, Mark seconded. All in favor, motion carried. Kim will post approved minutes on the LOC webpage.

#### **Road Maintenance:**

- **Water Truck rental/driver cost?** Salina researched renting a water truck to keep dust down (if the LOC can get water rights). Rental to coincide with the grader rental would run \$5400/month, but does not include driver wages or fuel costs. Hunter Home Improvements will submit a bid to operate the water truck. Randy also offered to assist with operating the water truck. Side note: Water truck can be operated within the subdivisions without a CDL, as long as it remains on private roads. Fuel will need to be brought to the truck inside the LOC, to avoid commercial license requirements.
- **DNRC – Leasing water rights** Sharon has researched obtaining water rights and believes we can obtain permission to draw water from the N. fork of Stickney Creek using Mark's existing water rights (Mark emphasized he would allow this at no cost to the LOC). She will draft a contract for the DNRC approval. Process also requires a legal posting in a newspaper for the area involved. Richard expressed concerns that there are several landowners that will file complaints about any water usage. Once approved, the truck operators will need to carry the approved paperwork in the vehicle at all times to avoid conflicts of this type. Randy motioned that the LOC move forward with obtaining water rights for a water truck. Mark seconded. All in favor.
- **Ordway culvert replacement** Mark reported that despite approval from the Army Corp of Engineers to replace the culvert, the Conservation District is insisting on concrete box culverts to be installed (at a much greater expense). Mark recommended that the LOC pause this project for now as he researches other options. Sharon recommended that the Board members plan to meet in person to see the area and discuss options in person later this Spring during Mark's visit.
- **Schedule annual culvert clean-out** Richard reported the status of several of the culverts – Spring road and Charbonneau are clear, Ordway is clean as well. He stated the Board and all landowners just need to keep aware of the issues and bring them to our attention as soon as possible. Sharon asked about the Bratton Loop drainage concerns. Salina stated she will ask Tyson to provide an estimate of the work needed to make the repairs. Richard reminded the group

that the LOC has spare culvert sections – 2 galvanized, 2 poly 20' long pieces being stored at Woody's place. We need to use these before making any new purchases.

### **Legal Matters:**

- **Director & Officer Insurance:** Status of application? The LOC is still waiting for feedback from the LOC attorney regarding how to respond to questions on the application.
- **Legal Opinion re: Foreclosure Issues** Richard reported that the LOC attorney provided a response to Mark's attorney. Sharon recommended that the Board pursue late fees and/or interest on overdue payments to recoup some of the costs incurred from these processes.

**Budget Status / Outstanding Assessments** Salina provided the Board members with an updated record of outstanding fees among landowners. It appears that there are three liens still active.

### **Large Dumpsters at LOC Entrance – Future Use / Cost**

Previous Board discussions had proposed the LOC assume 50% of dumpster costs beginning in 2025. Mark's crews are now having dumpsters delivered directly to sites that are being cleaned up. The dumpster at the entrance to MRR is only being used by landowners for personal trash. Mark is now asking if the Board is prepared to accept cost-sharing. Cost is approximately \$1482 to empty the 40 yard dumpster. Richard estimated that if the dumpster is emptied once a month, the costs split between each lot would be approximately \$65/year. Both Salina and Randy are against any additional increases to existing assessment fees. Mark agreed to wait for now, and continue to monitor the monthly costs.

**Montana Annual Report – Due April 15** The accounting office is actively working on completing this report. They will contact Richard to come in and sign the report before it is sent in.

**Annual Meeting Date** The Board has historically aimed to hold the meeting the week before Labor Day. We will aim for Saturday, August 23, 2025.

**Next month meeting date: March 5**

**Meeting Closed:** Mark moved to close the meeting, Randy seconded. All in favor, meeting adjourned at 6:53 p.m.