

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

March 12, 2025

**Call to Order:** Meeting called to order at 6:00 p.m. Randy Trefry, Mark Pieloch, Sharon LaFaver, and Richard Kollars present. Kim Trefry taking minutes.

**Approve Minutes from February:** Mark moved to accept the minutes, Randy seconded, all were in favor, motion carried. Kim will post the minutes to the webpage.

#### **Road Maintenance:**

- **Water Truck rental/driver cost** Hunter Home Improvements is still working on a bid to operate a water truck in conjunction with the road grading. Estimates the bid will be ready next week. Caveat – They are not interested in doing the work if the Board can not secure a hard copy letter from the DNRC that can be carried on board the truck (granting us approval to draw water from stream or creek).
- **DNRC – Leasing water rights** Sharon reported that she has been actively working to obtain the lease. She recently posted in a Lewis & Clark newspaper of the Board's intent, as required in the permitting process. The post will remain until the month's end. Sharon will be returning to Montana the first week of April. She stated she will hand carry the permit application to keep the process moving forward and estimated that she could obtain a permit as soon as mid-April.
- **Summer road grading/maintenance of additional roads** Roadwork will begin mid-May if weather remains dry, could be pushed to beginning of June if rains continue. Roadwork will begin on June 19 if the LOC secures a water permit and water truck. We haven't locked in the water truck rental until the permit is in hand, but will need to confirm this with the rental agency ASAP. Richard stated that the work will focus on a spur road that branches off from Bratton Loop as well as the main corridors. The goal is to add more material to the roads to continue to improve them, Hopefully, they will last longer and road costs could be held in check.
- Sharon reminded the Board that we want to try and meet in person in May to review and discuss the work needed on the Ordway culverts. Ideally, we want to get Mike Wirth at the meeting as well, to provide his feedback on the costs. Mark will be in the area on May 15-16, so that is the proposed meeting time. Someone will need to reach out to Mike and see if there's a time we can lock in for him to attend.

## **Legal Matters:**

- **Director & Officer Insurance: Status of application?** No new information on the status of the application.
- **Hold Harmless Contracts** Sharon provided the Board with a *Hold Harmless* template that could protect the Board directors from a lawsuit if a contractor causes damage while working for us.

## **Legal Opinion re: Foreclosure Issues**

Mark will be moving forward with his attorney to get the process started to foreclose on the property with the highest outstanding assessment debt. Richard will take the lead to ensure both attorneys are on the same page in this process, and that the Board is protected before any foreclosures are initiated.

On a separate note: Mark advised the Board that M. Andrews (MR lots 50, 58) was served an eviction notice to be off the property by April 15.

## **Outstanding Assessments and existing Liens –**

Salina sent the Board an updated spreadsheet with all lots showing an outstanding balance. Some are quite high and may require warning notices to be sent out. Several have reached the Board's threshold of \$600 in arrears, which will now prompt legal action and lien filings. Some discussion about how many liens are still active?

**Large Dumpsters at LOC Entrance –** The Developer has stated he is finished paying dumpster costs and will remove the existing dumpsters if the LOC will not share the cost and be willing to take on the cost in future years. Richard had asked Kim to post an informal survey of landowners on a community facebook page to determine how many landowners are willing to pay for continued dumpster access for a nominal increase in assessment fees. Comments were shared with the Board. Approximately 12 landowners provided feedback, all but one were against any fee increases.

Further discussion among the Board has prompted a more detailed look at the monthly expenses and what the cost per lot would be. Mark and Sharon will provide the Board with a better estimate in the future.

**Next month meeting date: Thursday April 10?**

**Meeting Closed:** Randy moved to close the meeting, Mark seconded. All in favor, meeting adjourned at 6:42 p.m.