

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

April 10, 2025

Call to Order: Meeting called to order at 6:09 p.m. Mountain time. Randy Trefry, Richard Kollars, and Mark Pieloch in attendance. Kim Trefry taking notes.

Approve Minutes from March: No corrections or changes to the minutes. Randy moved to accept the minutes, Mark seconded. All in favor, motion carried.

Road Maintenance:

- **Water Truck rental/driver cost** Richard commented that although we have secured the rental, he is still concerned that we have a written document in hand before we begin drawing water for its use. Mark recommended that we move forward with accepting the bid from Hunter's Home Improvements for the rental and operation (\$34,200). Richard moved to accept the bid, Randy seconded, all in favor. Motion carried.
- **DNRC – Leasing water rights** This topic was not discussed due to Sharon not being in attendance on the call
- **Summer road grading/maintenance of additional roads** Richard stated that we will need to limit work on auxiliary roads to the spur road off Bratton Loop to keep within the existing budget. If we have additional gravel from the spur road project, we can use it on Charbonneau as necessary. Other projects will need to be listed and prioritized for next year. Mark reminded everyone that July road will need more gravel, and Ordway needs a new box culvert.
- **Meet-up with Mike Wirth in mid-May** As previously discussed, the Directors are planning to meet up with Mike Wirth at the Ordway location to discuss the work needed and secure a bid for 2026. Salina arranged for everyone to meet on Thursday, May 15. After additional discussion, everyone wants to have an in-person Board meeting immediately following the meeting with the contractor. This will be the monthly meeting for May.

Legal Matters:

- **Director & Officer Insurance: Status of application?** Richard stated he answered all the questions he could, but needs to research the status of the application.

Legal Opinion re: Foreclosure Issues Mark reported that the Developer's attorney is working on a letter to respond to the LOC on his intentions to foreclose on properties in arrears on their assessment payments. However, the attorney has been redirected to address the pending eviction of one of the landowners who has failed to vacate a property.

Outstanding Assessments and existing Liens –

- **Need response from LOC attorney re what is still in effect** Richard has some files that can address what liens are still in effect and will report back.
- **Moving forward on existing balances – Sending Final Notice**

After reviewing the number of outstanding balances, including several landowners who had requested (and defaulted on) payment plans, the Directors agreed that Final Notices need to be sent out. Letters will not offer payment plans or other options. Kim will begin drafting letters to send out.* Everyone agreed that all payments must be caught up by May 15, or the LOC will proceed with filing new liens.

Hardship Requests – The Directors discussed what options would remain available to landowners in arrears. Mark stated he does not support either payment plans or hardship forgiveness going forward. Richard stated that he believes hardships can still be considered on a case-by-case basis, and provided an example that everyone agreed was worthy. Randy added that future hardship requests need to be limited in scope, and reviewed annually. Mark made a motion that 1) The LOC maintain the ability to consider hardship requests on a case-by-case basis, 2) The Board has a responsibility to review existing hardships annually, and 3) That the application be resubmitted by Nov. 1 of each year, to allow for the Directors to review and consider before the next year's billing cycle begins. Randy seconded the motion. All in favor, motion carried. Richard made a second motion that offering payment plans be eliminated for landowners who can pay their fees. Randy seconded the motion. All in favor, motion carried. Kim will draft a letter to any landowners with currently approved hardship waivers, explaining that they will be required to submit a new application for consideration annually.*

After discussion, it was agreed the hardship application will remain on the LOC website.

*All letter drafts will be run by the Directors for edits/comments before mailing.

Large Dumpsters at LOC Entrance – Future Use / Cost

Richard reviewed that Kim had conducted an informal poll of landowners and received feedback that most landowners do not support increased fee assessments in exchange for access to a dumpster. As a year-round resident, he recognizes that the

estimated cost per lot (\$11-\$14/year) is far below the cost to drive personal garbage to the Hardy Creek station on a regular basis. He added that we need to look at the budget, and see if we can afford the dumpster within the existing fee structure. Mark reminded everyone that most cities and towns require their citizens to pay for trash services to avoid residents who will fail to remove their garbage otherwise. He does not want to see the MR&EC communities return to the trash covered lots that he has had to clean up over the past several years. Mark added that he believes it is part of responsible management to have trash services as a part of the community. Randy suggested removing the dumpsters for the remainder of the year to judge whether the remaining landowners would maintain their properties or not. He added that he believes it is not in the Board's purview to advocate or collect fees for trash services – only road maintenance. Mark commented that if his crews have to begin clean-up patrols, he will bill the LOC for their time. Richard proposed that we apply the recent \$30 fee increase towards the dumpster costs while we review the final budget for 2024. He added that we need to make this a line item for the Annual Meeting to give landowners an additional opportunity to provide input. Mark proposed that he will pay the dumpster fee for the first quarter if the LOC will split the costs for the remaining quarters this year and next year.

Further discussion included only switching out the dumpster once per month to keep costs down. Mark stated that he has concerns with landowners filling the dumpsters with construction debris. He will put up game cameras again to see if it becomes an issue, and will charge any landowners that he identifies misusing the dumpsters. Randy has offered to create language and signage to remind landowners that only household garbage should be deposited. Kim will draft language to post on the webpage reminding landowners as well.

New Business: Randy will work with Salina to obtain our financial reports for all of 2024, so that we can more accurately assess our overall budget standing.

Next month meeting date: Thursday May 15, onsite at Ordway culvert project, and afterwards at Woody's

Meeting Closed: Randy moved to end the meeting at 7:08 p.m. Mark seconded. All in favor, motion carried.