

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

May 15, 2025

Call to Order: Richard Kollars called the meeting to order at 5:27 p.m. Mark Pieloch, Sharon LaFaver, Salina Hunter, and Randy Trefry also in attendance. Kim Trefry taking minutes. Don Woody attending as landowner.

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

Road Maintenance:

- **Ordway culvert creek crossing:** At 9 a.m. the Directors met up with Mike Wirth at the Ordway box culvert crossing to discuss repair/replacement options. This section of roadway has had extensive erosion over the last few years during high water runoff in the spring which has weakened the concrete support. Mark had retained an engineering firm to evaluate the area and provide recommendations, but they proved to be too costly. The directors agreed that repairing the existing box culvert will be less expensive and allow the LOC to avoid the lengthy (and uncertain) permit process. Mike Wirth will work up a bid for consideration. Work will most likely take place in 2026 once we know the cost and can budget accordingly. Bridge will be closed approximately 3 weeks (there is a drive around). LOC will need to notify any landowners living beyond the work zone.
- **DNRC Leased Water Rights:** Sharon explained that she posted legal notice as required to fulfill the ability to lease water rights. Printed documents will need to be made for the water truck operator to carry onboard while operating.
- **Annual Road Maintenance:** Salina reported that the road grading equipment will be delivered on June 2. A water truck will also be delivered. Hunter Home Improvements has a water truck operator. Sharon will get a key to Tyson for access to the Castle Rock area for filling the water truck. The directors identified several existing pieces of spare culvert that can be used for work on Bratton Loop. Tyson will make contact with Sharon to obtain the culvert pieces when he gets close to repair in that area.
- **Richard suggested the directors establish a new road plan for 2026 and going forward.** There are areas that would benefit from widening on blind corners. We need to set up a time to drive around all roads and prioritize needs.

Legal Matters:

- **Independent Contractor Agreement:** Sharon introduced the idea that the LOC adopt specific language to insert into all future work contracts to protect/indemnify the LOC from liability. Unanimous acceptance of this practice

going forward. Sharon will check with our existing Waste Collection services to ensure that is in place with their contract.

- **Director & Officer Insurance: Status of application?** Richard is unsure of the status of D&O application and will need to research this.
- **Legal Opinion re: Foreclosure Issues** The LOC is waiting to hear from the Developer's attorney about indemnifying the LOC in these processes. Mark explained that he will be filing the foreclosure as an individual, so it should have no effect on the LOC. He is going to start on two properties with outstanding assessment fees of over \$1000 each.

Storage of LOC institutional documents

- On existing website. Kim needs to update the site with most current outgoing correspondence (to maintain institutional knowledge).

Hardship Status: Letters sent to three landowners who had requested/been granted accommodations. All future requests must be submitted annually to ensure circumstances still merit fee reductions.

Invoice Payments – Sharon expressed concern about large invoices being paid without any form of oversight. The directors had previously agreed that invoices over \$5000 should be approved by vote, but also agree that someone should review payments of smaller bills (legal fees, accounting, etc.) to ensure accuracy before payment.

2025 Budget Draft – The board members reviewed the 2024 final budget and requested a new report with budget numbers through end of June 2025, once that date has passed. We will add a line item for ½ the cost of dumpster payments for 2025 and 2026 to see how the budget pencils out.

Large Dumpsters at LOC Entrance: Invoice sent to LOC for first quarter of 2025, total to be paid \$1614.56. Some discussion about whether the Developer's crew had continued to use and fill the dumpster, and whether the LOC should absorb that cost. Mark stated he will continue to pay for this most recent dumpster. The directors discussed and agreed to split costs beginning in July. They will see how often they are filled/replaced and the costs, to determine if we can share the cost of keeping trash service within the existing budget.

Contract in place for Annual Meeting: August 23, 10:00 a.m.

Mark has secured the same venue for the annual meeting. Kim will post the meeting date and time on the webpage. Once the draft budget has been approved, notices will be mailed out to all landowners.

Next month meeting date: Wednesday, June 11

Meeting Closed: Randy moved to close the meeting, Mark seconded. All in favor.
Meeting ended at 6:44 p.m.