

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

June 11, 2025

**Call to Order:** Richard Kollars called the meeting to order at 6:08 p.m. Mark Pieloch, Salina Hunter, Randy Trefry, and Sharon LaFaver in attendance as well. Kim Trefry keeping minutes.

**Approve Minutes from May:** Randy moved to accept the minutes with no changes. Mark seconded. All in favor, motion passed. Minutes will be posted on the LOC Webpage.

#### **Road Maintenance:**

- **Ordway culvert creek crossing, Bid status:** Mike Wirth provided a bid (approx. 97k) to refurbish the existing concrete box culvert. The bid would exhaust most of the 2026 annual budget, and could result in additional assessment increases. Richard asked if a pancake culvert would work. Mark explained that based on his prior engineering study, a pancake culvert would no longer be approved. The Stahly Engineering proposal was over \$100,000. Richard questioned whether this needs to be performed now, or could be pushed out to a future year. Discussion - Mark pointed out if the culvert failed, it could be a safety concern and result in a legal issue. If the LOC roads were turned over to the county, we wouldn't have to pay to maintain them directly, but would likely result in increased property taxes. The directors decided to close the culvert and divert vehicle traffic through the creek crossing. Only one landowner would be affected. Salina will try and make contact and advise them about this change. Richard suggested we wait to prioritize Ordway until the other road maintenance needs are determined; this may delay Ordway until 2027.
- **Annual Road Maintenance:** Salina provided an update on the roadwork performed to date. The grader has been able to pull material from the roadsides as he pulls ditches. They have identified where more gravel is needed, but the new gravel trucks are too large to dump on some corners, requiring the road grader to spread the material before continuing. (Some landowners expressed concern about the size of the berms created from the ditches, and they will return to address those areas.) They will also be working on the Bratton Loop area. The water truck that was rented has had several mechanical issues, which has slowed progress some. Overall the water truck has been very beneficial for compaction purposes, as well as fire protection during these dry conditions.
- **Road plan for 2026 –** The Directors discussed several areas that would need to be considered for 2026, including widening the roadway on Eagle Canyon where there are curves with blindspots. Salina will try to get a bid to clean up the corners. Mark mentioned the need for more gravel from Werner to July Road, the area is very sloppy during wet conditions. Mark suggested performing both projects at the same time to limit any road closure periods.

## **Legal Matters:**

- **Legal Opinion re: Foreclosure Issues** Mark stated he has no new information, his legal team was on vacation, but will be returning this week.

**Storage of LOC institutional documents** – Kim is working to create zip files for the LOC's documents to be stored on the webpage. This will help facilitate the transition for new Board members. Information will include 1) Documentation for Monthly & Annual Meetings, 2) Letter Templates & Hardship information, 3) Final Notices sent out, 4) Newsletters

## **Finances:**

**Future Hardship Applications:** Any feedback from notices sent to existing landowners? One landowner has contacted the Board and asked for an application to re-apply for 2026.

**Accounting & Invoice Payments** – Randy met with the Accounting firm's rep and will begin acting as the liaison for this service. All invoices will be forwarded to him, and shared with the Board for review. Randy will also review webpage invoices to assess monthly costs.

**2025/26 Budget Draft** – Much discussion about whether the LOC can share costs for the dumpster within the existing budget. Some game cams on site suggest outsiders are also using the dumpster and causing it to fill quicker than expected (which could raise costs). Costs will be added to the 2026 budget for now. Richard proposed we address the matter at the Annual Meeting and gain additional feedback from landowners. Other discussion changes included increasing Accounting services to better reflect actual costs (from \$5000 to \$5500), reducing legal services (from \$5000 to \$2500) and increasing web services (from \$500 to \$1200). Hardship waivers have decreased, which will also benefit the budget.

**Annual Meeting:** August 23, 10:00 a.m.

Meeting notice will be posted on web page. Kim will prepare postcards again to be mailed out before July 23 to meet the 30-day notice requirement in the bylaws.

**Meeting Closed:** Randy moved to close the meeting, Mark seconded. All in favor, motion carried. Meeting ended at 7:18 p.m.