

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

July 9, 2025

**Call to Order:** Richard Kollars called the meeting to order at 6:00 p.m. Randy Trefry, Salina Hunter, Mark Pieloch, and Sharon LaFaver also on the conference call. Kim Trefry taking minutes.

**Approve Minutes from June:** There were no additions/changes to the minutes. Mark moved to accept the minutes, Randy seconded. All in favor, motion carried.

#### **Road Maintenance Updates:**

- **Annual Road Maintenance:** Salina provided a summary of the completion of the road improvement work. They came in under budget – using only 850 tons of road base (originally budgeted for 1800 tons). Mark asked whether adding a water truck to the project was beneficial? Salina said YES and explained that the water truck aided in compaction after the grader passed (minimizes washboarding). It also reduced dust and provided fire mitigation. Richard commented that he drove up Ordway and noticed what good condition the road was in. The Board has not received any complaints or negative comments either. Randy brought up the invoices for payment approval. Mark moved to pay the invoice for Mike Wirth (\$24,941), and the invoice for Hunter Home Improvements (\$33,600). Motion was seconded and all in favor. Motion carried.
- **Ordway Culvert Replacement / Written Project Description for Bidders** The group discussed different approaches to remedy the erosion occurring at the Ordway creek crossing. Mark is proposing a bridge to cross the area, anticipating future landowners will increase traffic through the area. He also pointed out that we should get a bid that covers both a smaller and larger crossing footprint, noting that a wider bridge could be less expensive than having to come back and enlarge it later. Richard and Randy disagree with a large bridge crossing for this area with only one landowner besides Mark. Salina expressed concern that the one bid received is prohibitively high. A second contractor has visited the site, and is conducting research before submitting a written bid. Mark noted that we need to get the second bid in writing so that we can ensure the bids are covering similar work plans.
- Richard asked if the Developer would consider sharing costs? Mark stated he would want to see the written bids first. Richard tabled this project until we can obtain at least one more written bid for consideration.
- **Future Maintenance - North Fork Road/LOC Easement** The Board discussed the section of N Fork Road that shares easements with others (outside the LOC). Much of the land is situated in low lying/swampy area and would be difficult to maintain to the equivalent of the main LOC roadways. Mark noted that

Beaverslide is a preferable route, and July is even better than this section. Instead, the LOC will post signs indicating that this section is “unmaintained” and will warn drivers to use at “their own risk.” Salina volunteered to obtain signage.

**Dumpsters – Overfilled** Discussion centered around the recent event where unknown landowners opened a closed dumpster and continued to overfill it rather than wait for an empty replacement bin. The waste company would not pick up and remove the bin until the excess trash was removed or redistributed. Salina and Randy had gone down and discovered much of the trash was piled too high at the closest edge, but the bin had more room to the rear. The situation was fixed and the dumpster replaced. Further discussion about how to prevent this in the future. Sharon has agreed to reach out to the waste company and see if they agree to allow us to dig a trench to back the dumpster into. This would give landowners a lower wall to toss trash into the bin. Richard proposed we bring this item up at the Annual Meeting for discussion and input from landowners.

**Storage of LOC institutional documents** Kim has placed several working files on the webpage for the use of future Board Directors/Secretaries

#### **Finances:**

**Budget Detail –** Discussion about how we show our expenses on the budget sheet. A recent overpayment (in 2024FY) and subsequent reimbursement (in 2025FY) caused our Legal line item to appear that we didn’t spend any funds. Mark pointed out this is just a difference in accounting practices (Accrual vs. Cash basis). Kim will make a note on the budget document regarding this negative balance.

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

Postcard Language – remove LiveFeed language, due to the low number of viewers in previous years and the high cost for this feature. Kim will mail out notices.

**Next Meeting Date – Wed. Aug 13**

**Meeting Closed:** Richard called the meeting to close at 7:05 p.m.