

Missouri River & Eagle Canyon Ranches Landowners Corporation

2025 ANNUAL MEETING AGENDA

August 23, 2025

Call Meeting to Order Richard Kollars called the meeting to order at 10:00 a.m. Board Directors Mark Pieloch (Developer), Sharon LaFaver, Salina Hunter and Randy Trefry also present. Approximately 25 landowners also in attendance.

Introduction of Board of Directors: Richard Kollars, Salina Hunter, Randy Trefry, Mark Pieloch, and Sharon LaFaver present. Approximately 25 landowners also in attendance.

Current Business

A. Road Maintenance and Repair (Presented by Salina Hunter)

Salina detailed the Annual Maintenance efforts, including adding road base to a number of areas to bring them up to level, capped Cinnamon Bear and dug ditches.

She explained that the addition of a water truck this year was definitely worth the added expense; besides fire mitigation, it reduced dust and aided in compaction (which keeps the fresh material in place better).

On July road they cleaned ditches, put in ditches in other areas, and added material between July and Werner. She reported that the Contractor came in under the \$75,000 bid, at closer to \$60,000.

Salina thanked all the landowners who drove cautiously around the grader while it was out working. She stated they will continue to post where the grader is working whenever possible so that landowners can plan their route to avoid delays.

For 2026, she explained that we will need to continue to dump more materials as needs are identified. There are several properties that will need additional culverts to help direct water from running onto the road and eroding the road. Salina also discussed needed repairs on the culvert on Ordway. The existing concrete box culvert is cracked and needs repair. Mark Pieloch had previously contracted Stahly Engineering to determine replacement and learned that we can replace with a bridge (at a very high cost), or make repairs, but the DNRC will no longer allow replacing a culvert with a new culvert. Salina ended by adding that they will likely rebid for the maintenance again next year, and work will start in early June (weather permitting).

Questions from attendees:

- Can using Four-Wheel-Drive help preserve the roads? YES! It will help avoid developing washboards. Driving too fast also can cause washboards to develop.

- While the grader was cutting ditches, a landowner experienced heavy runoff after a particularly heavy rain which caused localized erosion. He asked if he can get help (from the LOC) in the repairs? Richard responded and stated that we will try to work with him to solve the problem.

B. Waste Removal (Presented by Randy Trefry)

Randy explained some of the existing costs for trash removal, including: \$3.50 for 3 black garbage bags at a local transfer station, adds up to approximately \$84/year. A punchcard can run \$174/year. In comparison, we are estimating 1 dumpster a month costs \$1000. With cost-sharing by the Developer, the LOC would pay \$500/month or \$6,000 a year (roughly). The annual cost per lot would be \$21.66/year. Randy asked for a show of hands, and most in the audience were supportive of keeping the dumpsters in place, as long as fees didn't increase. If fees were raised \$20 annually to offset this cost, most but not all of those in attendance would still support the dumpster returning.

Randy then explained the challenges that we are facing, including abuse by some landowners who are throwing away oversized items that fill the bin quicker, inability to toss the bags to the back of the bin, and use by persons outside the LOC community. Although the LOC is looking at ways to lower the dumpster and make it easier to toss your bags in, we are also struggling with keeping other persons out. Solutions could include fencing with a code, key or gate card. But all these solutions could increase the cost significantly.

Landowners are strongly encouraged to email the Board with any and all suggestions to help address this dilemma

Salina added that when the dumpsters were filled, the lids were lowered and the company was called for a replacement. Yet folks continued to open the lid and continue to add garbage, overfilling the bin. We have experienced occasions when the company refused to haul away the dumpster because it had been overfilled, and board members had to personally redistribute the garbage in order to completely close the lid and have the bin removed.

A landowner commented that it seems like the dumpster needs constant monitoring. That's already in place at the Hardy Creek transfer station.

We may add a question to the ballots asking for additional landowner input on this matter.

C. Budget & Assessment Status (Presented by Richard Kollars)

Richard discussed the budget items line by line, noting the following: the LOC donates \$500 to both volunteer fire departments that respond to matters in our area. He explained that as of June 30, 2025, we have a cash reserve of \$120,000. However, the Road budget could approach \$160,000 if we want to repair Ordway. We are still seeking additional bids for that project. Our Legal Fees pay for filing liens on overdue assessments as well as lien releases when payments are resolved. There is a small emergency fund

(approx. \$20,000) to address flash floods or similar acts of nature that need immediate resolution. Thus far, the Board has not secured D&O insurance due to the high cost. He explained that we have limited snow plow services for the main access roads and Beaverslide where it meets with N. Fork. (NOTE: The drafted budget will be posted under the Financial Tab on the LOC Webpage)

D. Developer's Report (Presented by Mark Pieloch)

Mark provided some background on his time as a landowner and most recently as the Developer for the Eagle Canyon and Missouri River ranches. He noted that in earlier days, the communities struggled with several landowners who accumulated garbage, broken down vehicles and other eyesores on their land, which affected the enjoyment and value of neighboring properties. He takes a lot of pride in the current state of our communities and the return of wildlife to the area.

Mark noted that there may still be a few landowners with garbage problems and without the means to clean it up. He would prefer to be proactive and work with landowners before having to enforce covenant violations. He encourages those folks to contact him directly (PielochMJ@gmail.com) and he will work with you to remove the problems – at no cost!

E. Nominations for 2025 Board of Directors (Presented by Richard Kollars)

Richard announced that there are two Board positions up for election this year. The first position is the Resident Director. Salina has decided to step down from the position and is not willing to run again. Salina nominated Liberty Beecham. Mark Pieloch nominated Mike Bercusa for the position. For the Board position currently occupied by Mark Pieloch, Dennis Greany nominated Mark for the position. There were no other nominations.

NOTE:

General questions from the audience:

- Regarding Easements, a landowner asked how they apply and whether he can drive anywhere he chooses within the ranches? Mark stated that the roads are strictly for landowners to access their property, not for driving throughout the area. Salina noted that in areas where roads have been gated off, the LOC will no longer maintain those areas. Discussion ensued about all the trespassing signs and why should anyone pay assessment fees for Ordway if it will likely be gated off.
- Salina added that as a member of the Road Committee, she should have full access to assess road conditions for bid and priority processes.
- Sharon asked that we add this information as a footnote to this topic:
- **3. USE OF ROADWAY EASEMENTS: *The above--described roadway easements shall be used in common with Grantor and all Grantees for ingress and egress for all purposes to and from their respective lots,.....***

Another landowner asked about the safety of driving on the roads when there are several "line of sight" barriers. The landowner was encouraged to talk with whomever owns the properties that are creating issues (if it requires tree or shrub trimming). Larger issues need to be identified to the Board to prioritize and address as a part of annual maintenance. Mark stated that some of these issues could require expensive earthwork which could affect assessment fees or require a special assessment.

Richard called an end to the meeting at 11:15 a.m.