

## Eagle Canyon and Missouri River Ranches

### LOC Board Meeting Minutes

August 13, 2025

**Call to Order:** Randy Trefry, Salina Hunter, Sharon LaFaver, Mark Pieloch and Richard Kollars in attendance. Kim Trefry taking minutes. Meeting called to order at 6:03 p.m.

**Approve Minutes from July:** Mark moved to approve the July minutes, Randy seconded. All in favor, motion carried.

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

- **Ordway Culvert Replacement / Written Project Description for Bidders**  
Salina is still waiting for the second bidder to return with a written bid. Mark recommended that we go with the existing bid (\$97,244) for budgeting purposes for 2026. Richard stated that we had savings from this year's maintenance cost, and funds in a savings account that can be applied to any higher costs in 2026.
- **2026 Annual Road Maintenance** Mark recommended that the budget be increased by 5% to anticipate inflation/cost increases. We also need to contact Mike Wirth to determine any anticipated increases in road base mix to help with budgeting.

#### **Dumpster Availability/Removal**

- **Continue to have a dumpster? Other suggestions?** Richard stated that we do not want to continue to have a dumpster if persons outside the ranches are coming in and using it. But appreciates the convenience and cost savings of having our own dumpster. Mark suggested we only bring in a dumpster for a set number of days, once a quarter to allow residents to get rid of garbage on their property and keep the ranches tidy. Richard wants to bring the topic to the Annual Meeting and get feedback from the members. Randy volunteered to introduce and discuss this subject at the annual meeting.
- **Design a new approach to Dumpster (if it returns)** Sharon confirms that we will need a plan with specifications if we decide to build an approach ramp or cut a partial ditch to improve accessibility to tossing trash.

#### **Finances**

- **Outstanding Assessment Fees**
  - o **List of landowners with outstanding fees** Kim provided the directors with the names of landowners having the highest outstanding balances. Steps were discussed to encourage compliance or liens will be requested

from the LOC attorney. Several of our previously high debts have been paid!

- **Centralized location for all lien filing paperwork** Richard confirmed that is maintains all hard copies of existing liens. The LOC attorney maintains originals.
  - The directors also discussed and approved an extension to an existing hardship request. The directors denied a request for a payment plan after noting the landowner had failed to comply with a previous payment plan.
- **2025/26 Budget** – Randy confirmed that the LOC has made their annual donations to the two local volunteer fire departments that serve our ranches.

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

- Discussion about the necessity of continuing to have the meetings in Helena if we won't be streaming the meeting. Mark stated that there is better internet service, which will allow attendees to video and stream the meeting to their friends/family.
- Richard will give the welcome at the annual meeting and cover the budget and nominations.
- Randy volunteered to discuss the dumpster history/costs/challenges at the annual meeting.
- Salina will discuss the annual road maintenance.
- Mark will discuss the Developer's component.

**Meeting Closed:** Richard moved to close the meeting, Randy seconded. All in favor. Meeting ended at 6:54 p.m.