Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

September 10, 2025

Call to Order: Richard Kollars called the meeting to order at 6:02 p.m. Mark Pieloch, Sharon LaFaver, Salina Hunter and Randy Trefry are also in attendance. Kim Trefry taking minutes.

Approve Minutes from August 13: Randy moved, Mark seconded to accept the minutes from the last meeting. All in favor, motion carried.

Annual Meeting Wrap-Up

- Approve minutes from Annual Meeting - Mark moved, Randy seconded. All in favor, motion carried. Kim will post both minutes to the web page.
- 15 landowners in attendance (per the sign-up sheet)
- Elections – Mark is running uncontested. Liberty Beecham and Mike Burcusa running for the resident position. They have been asked to provide a brief candidate statement to include on the ballot. The statements will also be posted on the webpage.

Road Maintenance Updates:

- **Ordway Culvert Replacement / Written Project Description for Bidders –** Richard discussed going back out to the site with Salina and agreed that the project can be bid for a smaller footprint (11' x 16'). He stated that guardrails would be beneficial as well as repairs to the concrete culvert.
  Mark does not believe a smaller footprint, that hasn't been vetted by an engineering firm is acceptable. Mark further stated there could be liability brought onto the board if a driver has an accident on a bridge that isn't up to standard. Mark strongly encouraged the Board to seek a second opinion from another engineering firm to determine if the smaller footprint is doable.
  Richard commented that these are private roads and drivers are responsible for their actions.
  Salina added that it's in the best interest of the LOC to keep costs down, but to provide a usable crossing with necessary repairs. She added that the area has sufficient room on either side of the approach for drivers to pull aside and allow a single vehicle crossing. Salina agreed to contact another company to get additional feedback on the smaller footprint proposal. Randy agreed to recontact Mike Wirth and see if he would be willing to resubmit a bid for the proposed smaller footprint.

- **2026 Annual Road Maintenance** The directors discussed a landowner's concern with the average hourly rate for a road grader/operator. It was pointed out that the hourly rate does not take into account business overhead such as the insurance, work comp, licensing, etc. Sharon stated that we need to ensure

we make an annual effort to seek competitive bids, despite previous attempts that were unable to attract qualified bidders. Richard suggested that the job be posted on Facebook Marketplace and other locations that have job advertisements. Mark reminded the board that we are not bound to accept the lowest bid, especially if we have knowledge of the current provider's skills, experience, and proximity to the job location. We can review all qualified applicants, but the board has the final say.
With regards to our final budget for 2026, Richard said we can work with the $90,000 number, knowing we have funds in reserve for one-time projects (like Ordway) as well as acts of nature that can flood out a road unexpectedly.

- **Weed Abatement/Control –** Richard reminded the Board that they had tried to spray in the past, with poor results. He advocates a "hands off" approach, and reminded the Board that the lands on either side of the roads are still the landowners' responsibility (to spray weeds). Mark stated he will touch base with his attorneys on the matter. Sharon asked for the LOC's attorney to put this responsibility in writing. Richard stated we already have it in writing and he will re-share it.

- **N Fork Road Easement Issue** Sharon discussed contact from a non-LOC landowner who brought up some concerns at the Annual Meeting. The landowner has a 40 acre in-holding (near N. Fork road and Spring Rd). The landowner is concerned about a crushed culvert and tree trimming/removal along his property. It should be noted that both Mark and the LOC have legal easements in this area. Additionally, Sharon stated that state law requires private roads to be 20' in width; allowing necessary trimming to take place to preserve this width. It's believed this culvert has been damaged for years, but Mark stated that he will replace the culvert to be a good neighbor.

- **Sign for N Fork Road** Richard noted that we need to vote to approve the funds to purchase signs. The signs are intended to advise drivers that a section of roadway between Spring and Beaverslide is NOT MAINTAINED. Salina stated that despite there being an increase in new landowners, it is not her preference to increase the number of signs throughout the communities. Richard agreed that there are too many signs, in his opinion. Randy also commented that signage is becoming excessive and asked for a vote on the matter.

  Mark supports the sign, and stated that signage helps to prevent legal recourse, adding that the cost/benefit of a sign is worth the money. Sharon stated she is in agreement with Mark on the issue.
  The Directors took a vote on whether to purchase and install the discussed signs. Mark and Sharon voted in favor of the signs, Richard, Salina and Randy voted not to proceed with sign purchase. The motion failed.

Dumpster Availability/Removal

- Richard advised the Board that the circumstances to have/use Dumpster services have changed. The Developer has received legal advice cautioning him against maintaining a shared dumpster on his property. He also stated that he does not believe the LOC should consider purchasing a lot just to maintain dumpster services. That cost, along with the infrastructure cost to place and secure a dumpster are not within a reasonable budget at this time.
  Randy moved that we table acquiring dumpster service, given these new factors. Mark asked if it would be feasible to return the dumpster to the base of Rocky Road, near the fishing lodge. Richard believes the challenges with non-landowners using the dumpster would return. Sharon suggested we remind landowners of their responsibilities regarding maintaining their lots and disposing of garbage, abandoned vehicles, etc. Richard stated he will not support a dumpster "for now" due to location, liability, and security issues are all too great a cost.
  The Board voted on whether to keep trash/dumpster services. All directors voted no.

Finances

- **Outstanding Assessment Fees**
  - The Board agreed to move forward on two landowners who have assessment fees in arrears exceeding $800. Richard will supply the LOC attorney with the necessary details to file liens.
  - **Release Liens** Richard will also ensure liens have been released on two lots that are now paid in full.
  - Mark stated that he will be acting independently to seek legal action against a third landowner with outstanding fees in excess of $1000.

Director & Officer Insurance

- Sharon has sought a bid from Bison Insurance, is still seeking information to complete the application process. Is hoping to report back to the Board at the October meeting.

Possible Request to Audit Books

- Sharon received a text from a landowner suggesting they could want to "audit" the LOC books. Richard answered that our books are open. A landowner can request to see any records they want. They will need to reimburse the Board for the bookkeeper's time to run any reports, as well as fees to copy and mail any materials.

Meeting Closed: Sharon moved to close the meeting, Randy seconded. All in favor, meeting ended at 7:21 p.m.