

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes - DRAFT

November 5, 2025

**Call to Order:** Richard Kollars called the meeting to order at 6:00 p.m. Other Directors in attendance: Randy Trefry, Salina Hunter, Sharon LaFaver, Mark Pieloch. Liberty Beecham attended as well. Kim Trefry taking minutes.

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

**Road Maintenance Updates:**

**A. Ordway Culvert Replacement / Bid Updates**

Salina wanted to discuss the size of the footprint for the roadwork. Earlier specifications had been for a large 24' bridge width, which had resulted in a high bid. She stated that a smaller footprint (only a 16' crossing width) would be sufficient for the limited traffic in this area, and would lower the bid to a more manageable amount.

Mark commented that we need to stay with the existing box culvert aprons with riprap, we can't do work in the creekbed without a permit process.

Mark added that the dimensions of the bridge could be impacted by a lawsuit filed by a landowner. We need to table the work entirely until the lawsuit is resolved.

Randy asked that the Developer remove the existing barricades, in the hopes that it would remove the LOC from the lawsuit. Richard said the barricades are a part of the lawsuit and shouldn't be changed until the matter is resolved. Mark added that he is opposed to removing the barricades (for liability reasons) until the repairs have been completed.

**B. Charbonneau Corner Expansion**

The Developer's crew completed a widening project on Charbonneau (at Rocky Road) to improve visibility around this corner area. The roadway has reopened. It should be noted that during the project, a landowner attempted to remove the barricades and drive through the construction area. The Board agreed to send a warning notice to the landowner.

**Board of Directors**

**Election Results** – Liberty Beecham was elected as the Resident Board Member for 2026. Mark Pieloch was re-elected as a 3 year Board Member at Large.

**Weed Abatement/Control Update** – Richard reported that the LOC attorney has not been able to provide him with anything in writing about the scope of responsibility for weed spraying along road easements.

**Legal Matters-** Richard polled the Directors for their opinion on how to address the allegations from the summons. Everyone was in agreement that we need to oppose the allegations.

Mark stated the Developer will be enforcing the covenants as before. Sharon added that the Board has already been soliciting bids in an effort to address the bridge concerns, which shows we are doing our due diligence.

Mark stated that the LOC should be removed from the matter, its between the Developer and the landowner.

- A. LOC Attorney status – Richard reported that our existing attorney does not have the time necessary to devote to this new matter. Richard has secured an alternate attorney to represent the LOC.

**Outstanding Assessment Fees** - Two new lien filings were forwarded to the LOC attorney for processing.

**Director & Officer Insurance** - Sharon reported that we need to hold off on filing for insurance until this current matter is resolved. But the most recent bid is a good value (between \$3,000-4,000 annually), need to find out what the deductible will be.

**Snow Plow Bids** – Only one bid received to plow the LOC roads. Randy moved to accept Hunter's Home Improvement bid. Mark seconded. All in favor, motion carried.

Mark added that he has secured a separate snow plow operator to come and plow the entrance area of Rocky road (outside the LOC) and the entrance at Eagle Canyon (from the highway to the entrance of the subdivision).

**New Business** – Salina reported that she received a Hardship Application from a landowner. The Board discussed the application and merits and approved the request. Kim will draft an approval letter, Salina will hand deliver it to the applicant. Randy will notify the Accounting office of the fee waiver.

**Meeting Closed:** Randy moved to close the meeting, Mark seconded. All in favor, motion carried. Meeting closed at 6:57 p.m.