

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

January 7, 2026

Call to Order: Richard Kollars called the meeting to order at 6:00 p.m. Mark Pieloch, Randy Trefry, Liberty Beecham and Sharon LaFaver also in attendance. Kim Trefry taking minutes.

Approve Amended Minutes from November: Mark moved to accept the amended minutes, Randy seconded. All in favor, minutes approved.

Approve Minutes from December: Richard moved to accept the amended minutes. Randy seconded. All in favor, minutes approved.

Road Maintenance for 2026/ Priorities:

Ordway Culvert Project –

Mark advised the Board that he has accepted Mike Wirth's bid for the project and will be funding 100% of the cost. Due to various factors (contractor timing, any permits, weather, and stream status) the project may not be completed for up to 1 year.

Requesting Bids for Future Road Projects: Developing a RFQ

Sharon shared several documents with the Directors regarding the methods to draft a RFQ so that the LOC can ensure bids are fair and competitive. Factors to include:

1. Description of project
2. Due date for all bids
3. Registered Contractors, Independent Contractors, and what we need from bidders for liability protections.

Richard asked Liberty if she would take the lead to develop a template for future work projects.

Regular Road Maintenance

Richard stated the LOC has approximately \$80,000 earmarked for annual road upkeep (grading, any culvert work, and added materials). He added that the current work project is still accepting bids for the work.

Existing Drainage Issues & Culvert Placement

Discussion regarding two areas that have heavy runoff and will need culverts to be placed to reduce erosion on the roads. At present, the LOC has some existing culverts that could be used to address needs, some of the culverts are plastic, others are metal. Mark stated he had concerns with whether the smaller/plastic are durable enough to withstand road traffic? Richard advised that all the culverts (metal and plastic) are DOT

approved and should handle current vehicle traffic. Richard stated he will discuss this with Tyson Hunter to see if he has a recommendation on culvert size for the areas under consideration.

Short Term Water Right Lease Agreement – Time Sensitive

Mark has agreed to allow the LOC to lease his water rights and withdraw water from the N. Stickney during annual road maintenance. (It was decided last year that using a water truck along with the grader provided better road grading, reduced dust, and lessened any fire concerns). Sharon advised the Board that there are several steps that need to be accomplished to obtain the lease. Richard advised that the current bidders (on the road maintenance) will be required to satisfy these requirements and obtain the lease.

Weed Abatement/Control Update

Richard reported that the LOC attorney has been ill and unable to get back to him on this matter.

D&O Insurance

Sharon had reported that she had found another option for D&O insurance, but recognizes that until the existing lawsuit is resolved, we should probably wait. Richard concurred.

Legal Matters-

Third Party Communication –

Background: Mark initiated a lawsuit against Ed Meyers. Meyers countered against Mark and then included Mark along with the LOC in a “third party claim.” Mark’s attorney’s have offered to “carry the heavy oar” in this case to alleviate the legal fees that the LOC will have to pay.

Richard reported that the LOC attorney filed a response on December 1, 2025 to the lawsuit. We have not heard anything further. Randy reported we did receive an invoice from the attorney for \$6600, that needs a vote to be paid. Richard moved to pay the invoice, Mark seconded. All in favor, motion carried. Randy will make sure the accounting office pays the fee.

Outstanding Assessment Fees/Lien Filings

No updates regarding pending lien filings.

Sharon received a request from a landowner who recently inherited property in the MRR. The previous landowner had not stayed up to date on assessment fees and the new landowner was concerned about the mounting debt and asked forgiveness. The Board discussed the matter and agreed to allow the landowner to request a payment plan or apply for a fee waiver, but they would need to show evidence of a financial

hardship before a fee waiver would be considered. Sharon agreed to communicate this to the new landowner.

New Business: Mark and Sharon discussed the number of wild animals they have been seeing on the trail cams that have been set up on Mark's properties. Mark said there have been numerous mountain lion sightings and he expressed concern that visitors to our communities should be made aware of the dangers these wild animals present. After discussion, it was decided that Kim will research some language that provides a safety warning to visitors. The language will be posted on the LOC Webpage as a precaution.

Meeting Closed: Mark moved to close the meeting at 6:40 p.m. Randy seconded, all in favor. Meeting adjourned.