

Eagle Canyon and Missouri River Ranches

LOC Board Meeting Minutes

February 11, 2026

Call to Order: Meeting was called to order at 6 pm Mountain Time. Randy Trefry, Richard Kollars, Sharon LaFaver, Mark Pieloch and Liberty Beecham in attendance. Kim Trefry taking minutes.

Approve Minutes from January: Mark motioned that the January meeting minutes be accepted without changes. Randy seconded. All in favor, motion carried.

Road Maintenance for 2026/ Priorities:

Regular Road Maintenance

Richard reported that the LOC received a bid from Hunter's Home Improvement which included the Annual Road maintenance, replacing several culverts (using existing culverts in storage) and the labor to lease water rights to water the roads during the project. The bid came in at \$43,100. Mark confirmed this bid did not include the price of road materials that will need to be added. Sharon asked if we have advertised to obtain competitive bids? Richard stated he believed the LOC had only sought bidders via the local facebook community.

Sharon emphasized the need for the LOC to develop a Request For Quote (RFQ) boilerplate for this job so that all bidders are competing on a level playing field with the same information. Liberty stated she will work to draft a template for this job and future annual maintenance jobs. Randy will supply Liberty with language that was used in previous years. Once this template is approved by all, Liberty will reach out to two other contractors that may be local and familiar with the task.

Discussion then focused on the culverts that will need replacement this season. These also should be written up in an RFQ format for formal bidding. Mark noted that the two jobs need to be bid separately so that we can continuously track our annual road costs separate from one-time jobs. The LOC should also flag the locations of the culvert work so that potential bidders can come out and look at the locations.

Group agreed that bids need to be received no later than March 15 to lock in equipment rental and move forward in a timely fashion.

Existing Drainage Issues & Culvert Placement

Culvert locations:

- 1) Bratton Loop – may require one or two culvert placements
- 2) Beginning of Floyd where it meets with Charbonneau
- 3) Beaverslide

Resurfacing Bridge Deck

Sharon brought up the need for the running boards on top of the bridge deck to be replaced. They are beginning to show rot, and need replacement before the rot penetrates to the underlying portions of the bridge. The bridge crosses the North Fork of Stickney Creek by the junction of N. Fork and July Roads, in the southwest corner of EC Lot 90. The Directors agreed that the cost of replacing just the running boards is minimal and could be paid for this season. They also agreed that the project could be completed “in-house” by themselves or with the help of other landowners, rather than seeking bids.

Short Term Water Right Lease Agreement

As a part of the annual road maintenance, the Directors had agreed that a water truck was necessary to reduce dust, lower fire risks and improve the grading being done. As such, the successful bidder will be responsible for securing a water lease from the Developer. Sharon provided all the documentation that the LOC will provide to the successful bidder to accomplish this process.

2025 Budget Spreadsheet Year End – Kim provided the Directors with the completed 2025 budget for review.

Legal Matters-

Richard reported that the LOC attorney assigned to the existing lawsuit is pursuing a Mutual Defense Agreement with the Developer’s attorney. This action should allow shared costs and save the LOC monies.

Richard also reported that the LOC taxes and Secretary of State forms are being filed.

Assessment Fees – Kim will be requesting a new report to update the status of outstanding fees in March.

New Business: A wildlife warning was added to the homepage of the LOC website.

Meeting Closed: Mark moved, Richard seconded that the meeting be closed. All in favor, motion carried at 6:31 pm